

# **THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

## **TOWNSHIP OF MONROE MIDDLESEX COUNTY, NEW JERSEY**

**December 2008**

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## **Foreword**

According to the New Jersey Municipal Land Use Law, 40:55D-28b(3), a municipal Master Plan must contain a Housing Element. Pursuant to Section C. 52:27D-310 a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs with particular attention to low and moderate income housing. This report includes the Townships third round housing obligation (2004 to 2018) pursuant to Chapter 97, Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning December 20, 2004.” A calculation of the currently projected third round obligation and a Fair Share Compliance Plan to meet that obligation are included.

Monroe Township previously submitted a Round III Housing Element and Fair Share Plan in December 2005 in accordance with the November 2004 COAH adopted Third Round Rules (Chapter 5:94). Monroe Township has revised its plan and is petitioning COAH again because portions of these COAH rules were overturned in 2007. This new plan meets the revised COAH rules which became effective June 2, 2008 and amendments to those rules which became effective in October 2008. In addition, they also conform to new housing legislation signed by the Governor on July 17, 2008.

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HOUSING ELEMENT & FAIR SHARE PLAN

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## Introduction

In 1975 the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate-income housing. In its 1983 Mt. Laurel II decision the Court expanded the Mt. Laurel doctrine and stated that all municipalities share in the obligation. In July 1985 the Fair Housing Act (FHA) was enacted as the legislative response to the Supreme Court rulings. The Act created the Council on Affordable Housing as the administrative alternative to the courts.

The FHA directs the New Jersey Council on Affordable Housing (COAH) to provide regulations that allow municipalities to prepare comprehensive responses which will provide a realistic opportunity for the provision of affordable housing through municipal land use regulation. COAH's primary responsibilities are:

- Establish Housing Regions for the State;
- Estimate regional housing need; and
- Provide guidelines for municipalities to use in addressing their fair share obligations.

Municipal responsibilities under the Fair Housing Act consist of adopting and filing with COAH a Housing Element, prepared according to COAH's criteria and guidelines. According to the New Jersey Municipal Land Use Law, C.52:27D-310, the Housing Element shall contain at least:

1. The inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years subsequent to the adoption of the Housing Element, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the lands that is most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

This Housing Element meets all of above requirements as specified in the latest addition of the Municipal Land Use Law dated February 2008. This plan meets the guidelines of the revised COAH Round III rules and recently adopted State legislation.

## I. Background Information

The Township of Monroe is located in the southeastern portion of Middlesex County, New Jersey. Along Monroe's northern boundary are East Brunswick Township, Helmetta Township and Spotswood Township, all in Middlesex County. To the east are Old Bridge Township in Middlesex County and Manalapan Township in Monmouth County. Millstone Township, Monmouth County shares the southern boundary. Along Monroe's western boundary are East Windsor, Mercer County and Cranbury Township and South Brunswick Township in Middlesex County. Jamesburg Township is a small municipality surrounded by Monroe Township in the northwestern quadrant of the Township.

When it was founded in 1838, Monroe Township was largely a farming community. During the late 19<sup>th</sup> century, several more densely-developed neighborhoods including Helmetta, Jamesburg and Spotswood seceded. The balance of the Township landscape remained rural consisting of farmland and woodland. Between 1960 and 1968, the Township's largely agrarian landscape started to change when suburban development that consisted of the age-restricted community of Rossmoor was constructed near Exit 8A of the New Jersey Turnpike. A new era for Monroe Township was ushered in transforming the municipality with several new age-restricted communities, new housing developments, shopping centers and other service-based establishments. Since the municipality had excellent access to Exit 8A of the New Jersey Turnpike, Monroe Township experienced significant industrial growth consisting primarily of warehouses and distribution facilities. The southern and southeastern portions of Monroe remain rural with farmland and woodland.

Some general facts about Monroe Township are provided below.

Size: 42.0 square miles

Population: 27,999<sup>1</sup>

Density: 666.6 persons per square mile

Monroe Township is determined by COAH to be located within Housing Region 3 that consists of Hunterdon, Middlesex and Somerset Counties.

## HOUSING CHARACTERISTICS<sup>2</sup>

### *General Housing Data*

According to the 2000 U.S. Census, Monroe Township had a total of 13,259 housing units of which 12,536 units or 94.5% were occupied. Of the number of units that were occupied 11,883 or 94.8% were owner-occupied and 653 or 5.2% were renter-occupied. Table 1 provides general housing data for Monroe Township.

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<sup>1</sup> Population is based on the 2000 U.S. Census.

<sup>2</sup> Housing characteristics are based on the 2000 U.S. Census.

<b>Table 1 – General Housing Data, 2000</b>	<b>Monroe Twp. No. Units/Percent</b>
Total Housing Units	13,259/100.0
Total Occupied Units	12,536/94.5
Tenure of Occupied Units:	12,536/100.0
Owner-occupied	11,883/94.8
Renter-occupied	653/5.2

### *Age of Housing*

The bulk of the Township's housing stock was built after 1960. Thirty-one percent (4,111) was built between 1980 and 1989, and almost one-quarter (3,240 or 24.4%) was built between 1990 and 1994. More than one-fifth of its housing stock (2,869 or 21.6%) was constructed between 1970 and 1979. The median year of structures built in Monroe Township is 1983. Table 2 provides more detail about the age of housing in Monroe Township.

<b>Table 2 – Age of Housing, 2000</b>	<b>Monroe Twp. No. Units/Percent</b>
Total Housing Units	13,259/100.0
Built 1995 to March 2000	493/3.7
Built 1990 to 1994	3,240/24.4
Built 1980 to 1989	4,111/31.0
Built 1970 to 1979	2,869/21.6
Built 1960 to 1969	1,580/11.9
Built 1950 to 1959	496/3.7
Built 1940 to 1949	233/1.8
Built 1939 or earlier	237/1.8
Median year structure built	1983

### *Condition of Housing*

Within Appendix B of COAH's third-round rules are data regarding three conditions that define substandard housing which were based on an analysis of the 2000 U.S. Census. With regard to the three housing conditions for defining substandard housing, Table 3 shows that 24 housing units or 0.19% of the total occupied housing units lacked complete plumbing facilities, 116 units or 0.93% lacked complete kitchen facilities and 6 units or 0.05% were crowded in units built prior to 1950.

<b>Table 3 – Housing Conditions, 2000</b>	<b>Monroe Twp.</b>
Total occupied housing units/% total units	12,536/100.00
Lacking complete plumbing facilities	24
% Lacking complete plumbing facilities	0.19
Lacking complete kitchen facilities	116
% Lacking complete kitchen facilities	0.93
Crowded, Built Pre 1950	6
% Crowded, Built Pre 1950	0.05

#### *Purchase and Rental Value of Housing*

In 2000, Monroe Township had 11,884 owner-occupied housing units. The median value of owner-occupied units was \$174,100. For the total of owner-occupied units housing values were almost evenly distributed among three value ranges: \$100,000-\$149,999 (21.4%); \$150,000-\$199,999 (25.2%); and \$200,000-\$299,999 (24.7%). Of the total number of owner-occupied units 2,190 (18.4%) had a value less than \$100,000, and 1,156 (9.7%) had a value of \$300,000 or more. Approximately 41.9% of the owner-occupied housing units (4,979) had no mortgage. Table 4 provides a summary of the purchase value of housing in 2000.

<b>Table 4 – Purchase Value of Housing, 2000</b>	<b>Monroe Twp. No. Units/Percent</b>
Total Owner-Occupied Units	11,884/100.0
Less than \$50,000	218/1.8
\$50,000-\$99,999	1,972/16.6
\$100,000-\$149,999	2,548/21.4
\$150,000-\$199,999	2,997/25.2
\$200,000-\$299,999	2,939/24.7
\$300,000-\$499,999	1,104/9.3
\$500,000 or more	52/0.4
No Mortgage	4,979/41.9
Median Value	\$174,100

Within Monroe Township there were a total of 642 renter-occupied housing units in 2000. Two ranges of monthly rents comprised more than one-quarter each of all renter-occupied units: \$200-\$499 comprised 25.7%, and \$1,000-\$1,999 comprised 25.4%. Approximately 11.1% of the units were distributed about the median contract rent of \$877. Rents in the range of \$500-\$699 and \$900-\$999 were almost evenly distributed at 6.4% and 6.7%, respectively. Approximately 18.8% of the units (121) had no cash rent. Table 5 provides a summary of rental value of housing in 2000.

<b>Table 5 – Rental Value of Housing, 2000</b>	<b>Monroe Twp. No. Units/Percent</b>
Total Renter-Occupied Units	642/100.0
Less than \$200	24/3.7
\$200-\$499	165/25.7
\$500-\$699	41/6.4
\$700-\$899	71/11.1
\$900-\$999	43/6.7
\$1,000-\$1,999	163/25.4
\$2,000 or more	14/2.1
No Cash Rent	121/18.8
Median Contract Rent	\$877

### *Occupancy Characteristics*

According to the 2000 U.S. Census, Monroe Township had a total of 13,259 housing units of which 12,536 or 94.6% were occupied and 723 or 5.3% were vacant. Of the housing units within the vacancy status 4 (0.5%) were for rent, 165 (22.8%) were for sale, 44 (6.1%) were rented or sold but not occupied, 453 (62.75) were for seasonal, recreational or occasional use and 57 (7.9%) were classified as “other vacant.” No vacant units were for migrant workers. Table 6 provides a summary of occupancy characteristics for Monroe Township.

<b>Table 6 – Occupancy Characteristics, 2000</b>	<b>Monroe Twp. No. Units/Percent</b>
Total Housing Units	13,259/100.0
Occupied	12,536/94.6
Vacant	723/5.3

The occupancy characteristics for housing units that have vacancy status are provided in Table 7.

<b>Table 7 – Occupancy Characteristics, Vacancy Status, 2000</b>	<b>Monroe Twp. No. Units/Percent</b>
Vacancy Status	723/100.0
For rent	4/0.5
For sale only	165/22.8
Rented or sold, not occupied	44/6.1
For seasonal, recreational, or occasional use	453/62.7
For migrant workers	0/0.0
Other vacant	57/7.9

### *Housing Type*

The majority of the housing stock in Monroe Township is single-family dwelling units. In 2000, there were 6,273 single-family detached dwellings that represent 47.5% of the housing stock and 5,161 single-family attached dwellings that represent 38.9%. Other types of housing represent approximately 13% of the housing stock in Monroe Township. Table 8 provides a summary of housing types for dwelling units in Monroe.

<b>Table 8 – Housing Type, 2000</b>	<b>Monroe Twp. No. Units/Percent</b>
Units in Structure	
Total Units	13,259/100.0
1 Unit, Detached	6,273/47.3
1 Unit, Attached	5,161/38.9
2 Units	400/3.07
3 or 4 Units	693/5.2
5 to 9 Units	232/1.7
10 to 19 Units	12/0.1
20 or More Units	481/3.6
Mobile Home	7/0.1
Boat, RV, Van, etc.	0/0.0

Table 9 provides a summary of housing sizes for dwelling units in Monroe Township. More than half of the dwelling units (57.2% or 7,708) had 5 to 6 rooms. The amount of units with 8 and 9 rooms or more per dwelling were almost evenly distributed between the two housing sizes at 1,577 (8.7%) and 1,151 (8.7%), respectively. Similarly, units with 4 rooms and 7 rooms were

almost evenly distributed at 1,349 (10.2%) and 1,281 (9.7%), respectively. The balance of the units had 3 rooms or less (707 or 5.3%).

<b>Table 9 – Housing Size, 2000</b>	<b>Monroe Twp. No. Units/Percent</b>
Rooms in Structure	
Total Units	13,259/100.0
1 Room	115/0.9
2 Rooms	45/0.3
3 Rooms	547/4.1
4 Rooms	1,349/10.2
5 Rooms	3,665/27.6
6 Rooms	3,943/29.6
7 Rooms	1,281/9.7
8 Rooms	1,577/8.7
9 or More Rooms	1,151/8.7
Median Number of Rooms	5.7

#### *Housing Units Affordable to Low- and Moderate-Income Households*

The supply of owner-occupied (for-sale) and rental housing units is analyzed in terms of affordability for low- and moderate-income households in Region 3 (Hunterdon, Middlesex and Somerset Counties). A three-person household, which approximates the average household size in Middlesex County (2.74), and the 1999 median income for a three-person household in Region 3 (\$69,030) are used in the analysis to establish baselines.

The 1999 upper limits for low- and moderate income households for a three-person household in Region 3 are \$34,515 (50% of the median) and \$55,224 (80% of the median), respectively.<sup>3</sup> Accepted general practice within the mortgage lending industry for determining affordable housing purchase price is the ability to pay 28% of gross monthly household income toward monthly housing costs. COAH utilizes the 28% rule for determining housing affordability: for low-income households,  $\$805 = (\$34,515 \times 0.28) / 12$  months, or \$9,664 per annum; and for moderate-income households,  $\$1,288.56 = (\$55,224 \times 0.28) / 12$  months, or \$15,462.72 per annum.

In 1999 maximum affordable housing mortgage for low- and moderate-income households are \$119,930 and \$191,878, respectively. This estimate is based on the Capital Recovery Factor formula with the assumptions of annual returns (28% of gross income) of \$9,664 for low-income household and \$15,462 for moderate-income household, a mortgage interest rate of 7.00% (1999 average rate), and a 30-year mortgage. This means that in 1999 with a 10% downpayment, a low-income household could afford to purchase a house worth \$133,255 ( $\$119,930 / 0.90$ ) and a moderate-income household could afford to purchase a house worth \$213,197, using the following formula:

<sup>3</sup> Source: 1999 Regional Income Limits adopted by NJ COAH on April 7, 1999.



$$R = P[i(1+i)^n]/[(1+i)^n - 1] \text{ or } P = R/[i(1+i)^n]/[(1+i)^n - 1]$$

Where,

P = Principal, or Approximate 90% Purchase Price of House, assuming 10% Downpayment

R = Annual Return or Yearly Mortgage Payment (\$9,664 & \$15,462)

i = Interest Rate (7.00%, 1999 Average Rate)

n = Years (30-year Mortgage)

Given the foregoing analysis and the data provided in Table 4 – Purchase Value of Housing, 2000, there are 2,190 housing units (18.4% of all owner-occupied housing units) priced at amounts that are affordable to low-income households of three persons (\$99,999 or less) and 7,735 housing units (65.1% of all owner-occupied housing units) priced at amounts that are affordable to moderate-income households of three persons (\$199,999 or less).

COAH has established the maximum affordable rent as 30% of a household's monthly gross income. For three-person, low-income households in Region 3, the maximum rent is \$863 [(\$34,515 x 0.30)/12 months]. The maximum monthly rent for three-person, moderate-income households is \$1,381 [(\$55,224 x 0.30)/12 months]. Based on this analysis and Table 5 – Rental Value of Housing, 2000, Monroe Township has 230 housing units (35.8% of all rental units) that have rents (\$699 or less) that are affordable to low-income households of three persons and 344 housing units (53.6% of all rental units) that have rents (\$999 or less) that are affordable to moderate-income households of three persons.

The U.S. Census identifies five "selected conditions" for housing affordability of which two pertain to owner and renter costs: (1) selected monthly owner costs as a percentage of household income in 1999 greater than 30%, and (2) gross rent as a percentage of household income in 1999 greater than 30%. Table 10 shows the number of units that have owner and renter costs greater than 30% household incomes: 2,561 owner-occupied units (21.6% of all owner-occupied units) have owner costs in excess of 30% of household incomes; and 213 rental units (32.6% of all rental units) have renter costs in excess of 30% of household incomes.

<b><i>Table 10 – Owner &amp; Renter Costs Greater than 30% of Household Incomes, 1999</i></b>	<b>Monroe Twp.</b>
Total Occupied Units:	12,536
Owner Occupied:	11,883
% Owner Occupied	94.8
Owner Occupied w/ monthly costs > 30% HH income	2,561
% of Owner Occupied units w/ this selected condition	21.6
Renter Occupied:	653
% Renter Occupied	5.2
Renter with monthly costs > 30% HH income	213
% of Rental Units with this selected condition	32.6

*Substandard Housing Units Affordable to Low- and Moderate-Income Households Capable of Being Rehabilitated*

Substandard housing has “selected conditions” that are defined by the U.S. Census as units having at least one of the following conditions: (1) lacking complete plumbing facilities, (2) lacking complete kitchen facilities, (3) with 1.01 or more occupants per room. Table 3 – Housing Conditions, 2000 provides a summary of the three selected conditions for housing in Monroe Township. There is a total of 146 units or 1.16% of all occupied units that have one or more of these selected conditions. Appendix B of COAH’s rules indicate that 101 housing units with substandard conditions are occupied by low- and/or moderate-income households.

## Demographic Characteristics<sup>4</sup>

### Population Trend

From 1930 to 1940 Monroe Township, Middlesex County and New Jersey experienced little growth (see Table 11). Growth in the three geo-political entities increased significantly from 1940 to 1950, with Monroe Township having the greatest percentage increase of 34.5%, Middlesex County growing 22.0% and New Jersey experiencing 16.2% growth. For the next two decades Monroe Township, Middlesex County and New Jersey grew at robust rates. From 1950 to 1970 Monroe Township more than doubled its population growing from 4,082 to 9,128. During the same period of time, Middlesex County's population grew by about 120% and New Jersey's residents increased by more than 63%. While the growth rates of Middlesex County (2.0%) and New Jersey (6.5%) slowed significantly from 1970 to 1980, Monroe Township continued to grow at a robust rate of 73.5% reaching a population of 15,858. Monroe Township's growth rates from 1980 to 1990 (40.3%) and 1990 to 2000 (25.8%) outpaced the growth rates of Middlesex County (12.7% and 11.6%, respectively) and New Jersey (5.0% and 8.9%, respectively).

**Table 11 – Population Trend, 1930-2000**

Year	Monroe Township			Middlesex County			New Jersey		
	Pop.	Change		Pop.	Change		Population	Change	
		No.	%		No.	%		No.	%
1930	2,894	-	-	212,208	-	-	4,041,334	-	-
1940	3,034	140	4.8	217,077	4,869	2.2	4,160,165	118,831	2.9
1950	4,082	1,048	34.5	264,872	47,795	22.0	4,835,329	675,164	16.2
1960	5,831	1,749	42.8	433,856	168,984	63.8	6,066,782	1,231,453	20.3
1970	9,138	3,307	56.7	583,813	104,957	17.9	7,171,112	1,104,330	18.2
1980	15,858	6,720	73.5	595,893	12,080	2.0	7,365,011	463,899	6.5
1990	22,255	6,397	40.3	671,780	75,887	12.7	7,730,188	365,177	5.0
2000	27,999	5,744	25.8	750,162	78,382	11.6	8,414,350	684,162	8.9

<sup>4</sup> Demographic characteristics are based on 1930-2000 U.S. Censuses as related to the years presented in the text and tables.

### *Household Size and Type*

In 2000 Monroe Township had a total of 12,536 households of which 8,233 were family households that represented 65.7% of total households (see Table 12). By comparison Middlesex County had 71.8% of its total households as family households. In Monroe Township 60.6% were married-couple family households; in the County 57.0% were of the same category. The percentage of married-couple family households with own children under 18 years of age differed in the Township and the County: 14.6% in Monroe Township, and 27.6% in Middlesex County. For female householder with no husband and the same household type with own children under 18 years, Monroe Township's percentages were significantly less than the County's: Township – 3.9% and 1.0, respectively; and County – 10.8% and 5.1%, respectively.

<b>Table 12 – Household Size and Type, Monroe Township &amp; Middlesex County, 2000</b>		
<b>Description</b>	<b>Monroe Township</b>	<b>Middlesex County</b>
Average household size - All Units	2.15	2.74
Average household size - Owner occupied	2.17	2.86
Average household size - Renter occupied	1.87	2.50
Total households	12,536	265,815
Family households	8,233	190,930
% Family households	65.7	71.8
Married-couple family	7,601	151,461
% married couple family	60.6	57.0
Married-couple family with children under 18 years	1,836	73,317
% Married-couple family with children under 18 years	14.6	27.6
Female householder, no husband present	483	28,812
% Female householder, no husband present	3.9	10.8
Female householder, no husband present with children under 18 years	130	13,598
% Female householder, no husband present children under 18 years	1.0	5.1
Nonfamily households	4,303	74,885
% Nonfamily households	34.3	28.2
Householder living alone	4,006	59,544
% Householder living along	32.0	22.4
Householder 65 years and over	3,510	23,226
% Householder 65 years and	28.0	8.7

over		
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Nonfamily households represented 34.3% of Monroe's total households; such households represented 28.2% in the County. Nonfamily householders living alone represented 32.0% of the total households in Monroe Township and 22.4% in Middlesex County. Nonfamily householders 65 years and over represented 28.0% of the total households in the Township, thus reflecting the preponderance of age-restricted housing developments in the Monroe. In comparison, the same type of householder represented only 8.7% of the total households in the County.

Regarding household size, the average household size in Monroe Township was significantly less than the average household size in Middlesex County: 2.15 in Monroe versus 2.74 in the County. Similarly, the average household size for owner-occupied units in the Township was less than that for the County: 2.17 in Monroe versus 2.86 in the County. Similar data was observed for average household size for rental units: 1.87 in the Township versus 2.50 in the County.

#### *Age Characteristics*

Monroe Township's population that is 65 years and over experienced the greatest increase in terms of absolute value and percentage change from 1990 to 2000, 4,145 and 51.5%, respectively. In 1990 this age group represented 36.1% (8,040) of the Township's population.

**Table 13 – Population by Age, Monroe Township, 1990 to 2000**

Age of Pop. (Years)	1990		2000		Change	
	Number	%	Number	%	Number	%
Under 5	914	4.1	1,109	3.9	195	21.3
5 to 14	2,035	9.1	2,408	8.6	373	18.3
15 to 24	2,340	10.5	2,136	7.6	-204	-8.7
25 to 34	1,822	8.1	1,751	6.2	-71	-3.8
35 to 44	2,474	11.1	2,805	10.0	331	13.3
45 to 54	1,920	8.6	2,685	9.5	765	39.8
55 to 64	2,710	12.1	2,920	10.4	210	7.7
65 and Over	8,040	36.1	12,185	43.5	4,145	51.5
Total	22,255	100.0	27,999	100.0	5,744	25.8

With 12,185 persons it comprised 43.5% of the Township's population in 2000. The second largest age group in 1990 and 2000 was 55 to 64 years consisting of 2,710 and 2,920, respectively. This age group grew by only 210 or 7.7%. From 1990 to 2000 the age group 45 to 54 years experienced the second greatest absolute and percentage increases, growing by 765 and 39.8%. From 1990 to 2000 children under 5 years and children 5 to 14 years experienced significant growth in terms of percentages: 21.3% for the former and 18.3% for the latter. The age groups 15 to 24 years and 25 to 34 years experienced declines from 1990 to 2000: -204 or -8.7% for the former and -71 or -3.8% for the latter. Table 13 provides a summary of the Township's population by age from 1990 to 2000.

Table 14 summarizes Middlesex County's population by age from 1990 to 2000. As Monroe Township did Middlesex County experienced losses in population for the age groups 15 to 24 years and 25 to 34 years. The County had significant growth in the 5 to 14-year age group (31.3%), 35 to 44-year age group (23.6%) and 45 to 54-year age group (42.0%) in a manner similar to Monroe Township. While Middlesex County experienced a significant increase in the age group 65 years and over, it did not experience the explosive growth in this age group as Monroe Township did. As a matter of fact, Monroe's growth in the 65 years and over age group represented almost one-third (4,145 of 13,773 or 30.1%) of the County's growth in this age group. Furthermore, the age group 65 years and over in Monroe represented 13.2% (12,185 of 92,590) of Middlesex County's 65 years and over age group in 2000. The other age groups in Monroe ranged between 1.5% (25 to 34 years) to 4.7% (55 to 64 years) of the Middlesex County's various age groups.

<b>Table 14 – Population by Age, Middlesex County, 1990 to 2000</b>						
<b>Age of Pop. (Years)</b>	<b>1990</b>		<b>2000</b>		<b>Change</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Under 5	44,943	6.7	49,390	6.6	4,447	9.9
5 to 14	76,292	11.4	100,140	13.3	23,848	31.3
15 to 24	104,092	15.5	99,392	13.2	-4,700	-4.5
25 to 34	131,557	19.6	117,105	15.6	-14,452	-11.0
35 to 44	104,231	15.5	128,839	17.1	24,608	23.6
45 to 54	70,643	10.5	100,323	13.4	29,680	42.0
55 to 64	61,205	9.1	62,383	8.3	1,178	1.9
65 and Over	78,817	11.7	92,590	12.3	13,773	17.5

Total	671,780	100.0	750,162	100.0	78,382	11.7
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The median age for persons in Monroe Township in 2000 was 58.9 years. In 2000 the median age for Middlesex County's population was 35.7 years. The median age in Monroe exceeded the median age in the County by 23.2 years. Another way to look at this age difference is that Monroe's median age is 165% of the County's median age.

<b>Table 15 – Median Age, Monroe Township and Middlesex County, 2000</b>		
	<b>Monroe Twp.</b>	<b>Middlesex County</b>
Median Age (Years)	58.9	35.7

#### *Income Level*

In 1999 Monroe had a per capita income of \$31,772, which was higher than the per capita incomes of Middlesex County (\$26,535) and New Jersey (\$27,006). Monroe's median household income in 1999 was \$53,306, which was less than the median household incomes of Middlesex County (\$61,446) and New Jersey (\$55,146). The higher per capita income of Monroe can most likely be explained by the fact that the Township's household size (2.15) was significantly less than the County's (2.74) and the State's (2.68) which means that in Monroe there are fewer persons per household among which household income is distributed. The lower median household income in Monroe is most likely explained by the fact that the Township has a disproportionately higher percentage of persons 65 years and over who are most likely retired and relying on fixed incomes than the County and State that have lower percentages of persons in this age group. Table 16 shows 1999 median household income for Monroe Township and Middlesex County.

<b>Table 16 – Median Household Income Monroe Township and Middlesex County, 1999</b>		
	<b>Per Capita Income</b>	<b>Median Household Income</b>
Monroe Township	\$31,772	\$53,306
Middlesex County	\$26,535	\$61,446
New Jersey	\$27,006	\$55,146



Table 17 shows the distribution of 1999 household incomes by brackets for Monroe Township and Middlesex County. In terms of percentages, both had similar distributions of household incomes under \$14,999: 9.1% of households for Monroe and 8.6% for the County. Monroe had a greater percentage of households with incomes between \$15,000 and \$34,999 (21.9%) than the County (16.9%). The \$50,000 to \$74,999 income bracket represented the greatest percentages in Monroe and the County, 19.2% and 21.6%, respectively. Notwithstanding, the second greatest percentage in Monroe (15.6%) was represented by the \$35,000 to \$49,999 income bracket. For the County the \$75,000 to \$99,999 income bracket was the second greatest percentage (16.0%). Monroe had 20.7% of its households with incomes greater than \$99,999; Middlesex County had 22.8% of its households with similar incomes.

<b>Table 17: Household Income by Brackets, 1999</b>				
<b>Household Income (\$)</b>	<b>Monroe Township</b>		<b>Middlesex County</b>	
	<b>No. of Households</b>	<b>% of Total</b>	<b>No. of Households</b>	<b>% of Total</b>
<b>Less than 10,000</b>	448	3.6	13,102	4.9
<b>10,000 - 14,999</b>	684	5.5	9,965	3.7
<b>15,000 - 24,999</b>	1,266	10.1	20,603	7.7
<b>25,000 - 34,999</b>	1,483	11.8	24,398	9.2
<b>35,000 - 49,999</b>	1,955	15.6	37,097	14.0
<b>50,000 - 74,999</b>	2,404	19.2	57,308	21.6
<b>75,000 - 99,999</b>	1,696	13.5	42,599	16.0
<b>100,000 - 149,999</b>	1,724	13.7	40,544	15.2
<b>150,000 - 199,999</b>	493	3.9	11,823	4.4
<b>\$200,000 or more</b>	387	3.1	8,459	3.2
<b>Total</b>	12,540	100.0	265,898	100.0

The COAH regulations define low (those earning up to 50% of the median household income) and moderate-income households (those earning from more than 50% to 80% of the median household income). The figures are adjusted for household size and the municipality's housing region. Monroe Township is part of Region Three, which includes Hunterdon, Middlesex and Somerset Counties. Table 18 provides a breakdown of the maximum 1999 income figures by household size that COAH uses to determine affordability.

<b>Table 18: COAH 1999 Regional Income Limits (Region 3)</b>										
<b>Income</b>	<b>Family Size</b>									
	1	1.5	2	3	4	4.5	5	6	7	8
Median	\$53,690	\$57,525	\$61,360	\$69,030	\$76,700	\$79,7688	\$82,836	\$88,972	\$95,108	\$101,244
Moderate	\$42,952	\$46,010	\$49,088	\$55,224	\$61,360	\$63,814	\$66,269	\$71,178	\$76,086	\$80,995
Low	\$26,845	\$28,763	\$30,680	\$34,515	\$38,350	\$39,884	\$41,418	\$44,486	\$47,554	\$50,622

Source: COAH, adopted April 7, 1999.

## Employment Status of Residents<sup>5</sup>

### *Employment Status*

In 1999 there were 24,193 persons aged 16 years and over. Those in the civilian labor force (10,058) represented 41.6% of the population of persons aged 16 years and over; 58.4% (14,135) was not in the civilian labor force. Of those aged 16 years and over 9,555 (39.5%) were employed, and 503 (2.1%) were unemployed. Table 19 summarizes the employment status of residents in Monroe Township.

<b>Table 19: Employment Status, 1999</b>		
<b>Description</b>	<b>Monroe Township</b>	
	<b>Number</b>	<b>Percent</b>
Population 16 years and over	24,193	100.0
In labor force	10,058	41.6
Civilian labor force	10,058	41.6
Employed	9,555	39.5
Unemployed	503	2.1
Percent of civilian labor force	5.0	N/A
Armed Forces	-	-
Not in labor force	14,135	58.4

### *Occupation*

The occupations of Monroe Township residents in 1999 are shown in Table 20. Of those in the employed civilian labor force almost 40% of the residents (3,794) worked in management, professional and related occupations. Sales and office occupations represented 30.8% of the employed civilian labor force followed by service occupations at 10.5%. Production, transportation and material moving occupations totaled 961 or 10.1% of the employed civilian labor force. Construction, extraction and maintenance occupations represented 8.5% of the employed civilian labor force. There were 34 persons employed in the farming, fishing and forestry occupations, which represented 0.4% of the employed civilian labor force.

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<sup>5</sup> Employment characteristics are based on 2000 U.S. Census.

<b>Table 20: Occupation, 1999</b>		
<b>Description</b>	<b>Monroe Township</b>	
	<b>Number</b>	<b>Percent</b>
Employed civilian population 16 years and over	9,555	100.0
Management, professional and related occupations	3,794	39.7
Service occupations	1,006	10.5
Sales and office occupations	2,945	30.8
Farming, fishing and forestry occupations	34	0.4
Construction, extraction and maintenance occupations	615	8.5
Production, transportation and material moving occupations	961	10.1

## ECONOMIC CHARACTERISTICS

### *Employment by Industry Sector*

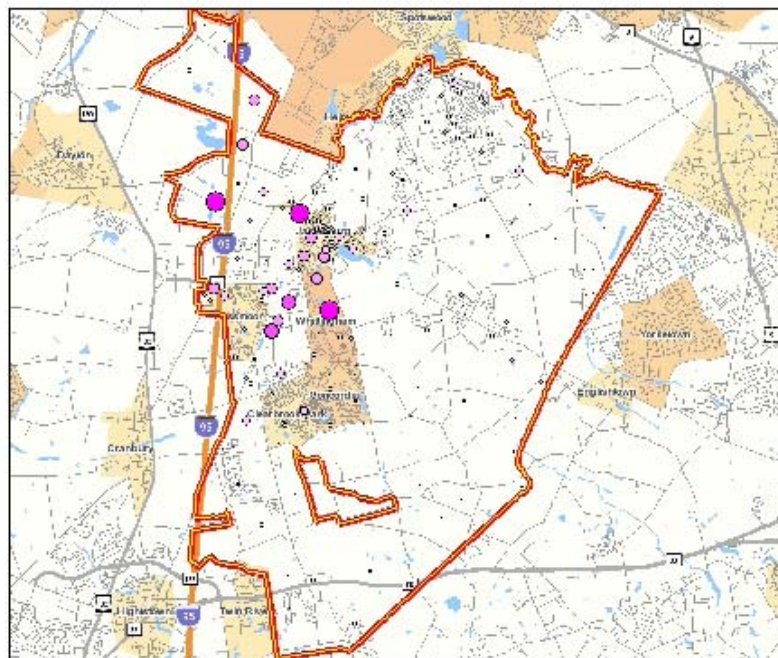
Table 21 shows the industries in which the employed civilian labor force of Monroe Township worked in 1999. The educational, health and social services industry employed the most at 1,711 or 17.9% of the employed civilian labor force. Manufacturing employed 1,296 or 13.6% of the employed civilian labor force. The next three industries that employed the most workers in Monroe Township were professional, scientific, management, administrative and waste management services (1,146 or 12.0%), finance, insurance, real estate and rental and leasing (1,055 or 11.0%), and retail trade (1,017 or 10.6%), respectively. Five industries employ percentages of the civilian labor force ranging from 4.7% to 6.8%: arts, entertainment, recreation, accommodation and food services (4.7%); information (5.1%); wholesale trade (5.1%); construction (5.2%); and transportation and warehousing and utilities (6.8%). The industries employing the least amount of workers were agriculture, forestry, fishing and hunting and mining (24 or 0.3%), other services (except public administration) (355 or 3.7%), and public administration (372 or 3.9%).

<b>Table 21: Industry, 1999</b>		
<b>Description</b>	<b>Monroe Township</b>	
	<b>Number</b>	<b>Percent</b>
Employed civilian population 16 years and over	9,555	100.0
Agriculture, forestry, fishing and hunting and mining	24	0.3
Construction	500	5.2
Manufacturing	1,296	13.6
Wholesale trade	491	5.1
Retail trade	1,017	10.6
Transportation and warehousing, and utilities	652	6.8
Information	483	5.1
Finance, insurance, real estate, and rental and leasing	1,055	11.0
Professional, scientific, management, administrative, and waste management services	1,146	12.0
Educational, health and social services	1,711	17.9
Arts, entertainment, recreation, accommodation and food services	453	4.7
Other services (except public administration)	355	3.7
Public administration	372	3.9

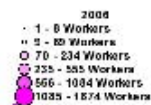
### *In-Place Employment by Industrial Sector and Employment Trends*

The availability of current information about employment in Monroe Township is limited. The U.S. Census Bureau provides local employment information for second quarter 2002, 2003, 2004, 2005 and 2006 by means of its LED Origin-Destination Data Base. The employment information for Monroe Township and parts of surrounding communities, which is based on the LED Origin-Destination Data Base, is provided below.

### Work Area Profile Report



This map is for demonstration purposes only. For a more detailed and customizable map output, please use the "Print Map" tool located above the Map Viewer.



A study area was delineated by using the ZIP Codes (ZCTA) selection layer for the zip code 08831. The map on the previous page shows the study area. It is imperative to recognize that this zip code is not completely coincident with Monroe Township's municipal boundary, includes Jamesburg Township and small parts of South Brunswick Township and excludes a small rural area in the southern portion of Monroe Township. Regardless, it is a rough approximation of Monroe Township's geographical area.

The map of the study area shows concentrations of workers represented by various sized colored circles for the year 2006. The greatest concentrations of workers ranging from 1085 to 1874, 556 to 1084, 235 to 555 and 70 to 234 are located in the western portions of Monroe Township in the vicinity of Interchange 8A of the New Jersey Turnpike that are zoned for office and industrial uses. Smaller concentrations of less than 70 employees are located in the northeastern portion of Monroe near Spotswood, which has older neighborhoods and commercial areas. Few employment concentrations are located along Route 33.

The following tables provide employment information about the study area for 2002, 2004, 2005. In 2002 employment in the study area totaled 9,792; in 2004 it declined slightly to 9,744; and then grew significantly to 13,297 in 2006 (+35.8% growth since 2002). Industries that contributed the significantly toward this growth jobs were wholesale trade (65.5% growth; 563 new jobs), transportation and warehousing (90.6% growth; 1,055 new jobs), real estate and rental and leasing (700.0%; 154 new jobs), administration and support, waste management and remediation (74.0%; 191 new jobs), arts, entertainment and recreation (441.4% growth; 309 new jobs) and management of companies and enterprises (increasing from 0 in 2002 to 201 in 2006).

Declines in employment from 2002 to 2006 were experienced in retail trade (-8.3%; loss of 153 jobs), professional, scientific and technical services (-7.6%; loss of 50 jobs), and accommodation and food services (-5.8%; loss of 12 jobs).

Modest to almost no growth in employment was felt in the remaining industrial sectors.

The second following table indicates that the number of employers increased from 529 in 2002 to 713 in 2006, which reflects an increase of 184 or 34.8%.

<b>Total Primary Jobs</b>						
	2006		2004		2002	
	Count	Share	Count	Share	Count	Share
Total Primary Jobs	13,297	100.0%	9,744	100.0%	9,793	100.0%

<b>Jobs by Worker Age</b>						
	2006		2004		2002	
	Count	Share	Count	Share	Count	Share
Age 30 or younger	2,915	21.9%	2,128	21.8%	2,203	22.5%
Age 31 to 54	7,935	59.7%	5,979	61.4%	6,087	62.2%
Age 55 or older	2,447	18.4%	1,637	16.8%	1,503	15.3%

<b>Jobs by Earnings Paid</b>						
	2006		2004		2002	
	Count	Share	Count	Share	Count	Share
\$1,200 per month or less	1,971	14.8%	1,603	16.5%	1,627	16.6%
\$1,201 to \$3,400 per month	5,810	43.7%	3,720	38.2%	4,241	43.3%
More than \$3,400 per month	5,516	41.5%	4,421	45.4%	3,925	40.1%

<b>Jobs by Industry Type (2-digit NAICS)</b>						
	2006		2004		2002	
	Count	Share	Count	Share	Count	Share
Agriculture, Forestry, Fishing and Hunting	29	0.2%	16	0.2%	24	0.2%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	2	0.0%	0	0.0%
Construction	708	5.3%	648	6.7%	664	6.8%
Manufacturing	1,360	10.2%	838	8.6%	1,197	12.2%
Wholesale Trade	1,423	10.7%	908	9.3%	860	8.8%
Retail Trade	1,701	12.8%	899	9.2%	1,854	18.9%
Transportation and Warehousing	2,219	16.7%	1,273	13.1%	1,164	11.9%
Information	229	1.7%	170	1.7%	154	1.6%
Finance and Insurance	244	1.8%	241	2.5%	169	1.7%
Real Estate and Rental and Leasing	176	1.3%	111	1.1%	22	0.2%
Professional, Scientific, and Technical Services	601	4.5%	629	6.5%	651	6.6%
Management of Companies and Enterprises	201	1.5%	2	0.0%	0	0.0%
Administration & Support, Waste Management and Remediation	449	3.4%	422	4.3%	258	2.6%
Educational Services	966	7.3%	812	8.3%	686	7.0%
Health Care and Social Assistance	957	7.2%	1,021	10.5%	813	8.3%
Arts, Entertainment, and Recreation	379	2.9%	329	3.4%	70	0.7%
Accommodation and Food Services	236	1.8%	156	1.6%	248	2.5%
Other Services (excluding Public Administration)	560	4.2%	466	4.8%	371	3.8%
Public Administration	859	6.5%	801	8.2%	588	6.0%



<b>QWI Indicators - Private Sector Jobs</b>						
	2006		2004		2002	
	Count	Share	Count	Share	Count	Share
Number of Employers	713	100.0%	596	100.0%	529	100.0%
Employment (Beginning-of-2nd quarter)	8,928	100.0%	6,049	100.0%	6,465	100.0%
Employment, Stable Jobs	8,094	100.0%	5,489	100.0%	5,823	100.0%
Separations, Stable Jobs	566	100.0%	360	100.0%	476	100.0%
New Hires, Stable Jobs	760	100.0%	722	100.0%	536	100.0%
Firm Job Gain	663	100.0%	1,521	100.0%	382	100.0%
Firm Job Loss	286	100.0%	177	100.0%	324	100.0%
Employment (reference quarter)	10,796	100.0%	8,301	100.0%	7,433	100.0%
Average Monthly Earnings, Stable Jobs	3,004	100.0%	3,087	100.0%	2,991	100.0%
Average Monthly Earnings Separations from Stable Jobs	1,689	100.0%	1,453	100.0%	1,848	100.0%
Average Monthly Earnings, New Hires, Stable Jobs	2,339	100.0%	2,789	100.0%	2,206	100.0%

Quarterly Workforce Indicators (QWI) in OnTheMap are considered to be experimental. For the latest and most accurate QWI statistics, use the QWI Online application at <http://lehd.did.census.gov>.

Job counts and average earnings measures that are subject to item suppression at the block-level do not contribute to estimates for the selected area in this report. To the extent that the selected area in the QWI Report is affected by item suppression, job counts in the QWI Report will be lower than the corresponding job counts in the Shed Report.

### Report Settings

Year(s):	2006,2004,2002
Job Type:	Primary Jobs
Labor Market Segment:	All Workers
Study Selection Layer:	ZIP Codes (ZCTA)
Study Selection Features:	08831
Advanced Area Selection:	Ignored.
Map Precision:	Blocks
Selected Block Count:	658
Query ID:	122659996028536

### Data Sources

US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2002, 2003, 2004, 2005, and 2006)

### *Employment Outlook*

According to COAH's employment growth projections provided in Appendix F2 of COAH's third-round rules, Monroe Township's employment is projected to grow by 9,531 jobs from 2004 to 2018.

Notwithstanding COAH's employment projection for Monroe Township, at the time of writing this Housing Element and Fair Share Plan, the United States and New Jersey have fallen into a recession, one of which economists believe may be as severe as the Great Depression of the 1930s.<sup>6</sup> The September 2008 issue of *New Jersey Economic Indicators* provides a "snapshot" of the "economic situation" in New Jersey, as follows (pages 14 and 15):

- Economic conditions in New Jersey mirrored the nation during the month of August as the unemployment rate rose to a five-year high and employment continued to trend down.
- The insured unemployment rate (IUR) was up from a year ago when it was 2.9% and had not reached 3.3% since June 2004. Other measures of unemployment also reflected rising claims during the first eight months of the year.
- Employment declined by 2,200 in August following a revised gain of 100 in July and has generally been trending down since the beginning of the year.
- New Jersey personal income rose by 1.1% in the second quarter of 2008, down from growth of 1.5% in the first quarter. Compared to the second quarter of 2007, the state's personal income grew by 4.8% compared with a rate of 5.2% nationally.
- Falling home prices contributed to an increase in existing home sales during the second quarter in 13 states, including New Jersey. Despite the quarterly gain, New Jersey home sales lagged behind the level of a year ago by 18.5%.
- Indicators of future building activity also remained down compared to a year ago, reflecting weakness in the housing sector.

From 2004 to 2008 approximately 1.8 million square feet of non-residential space, consisting mostly of 1.6 million square feet of warehouse space, was approved but not constructed. New applications for non-residential development has come to a grinding halt at the Monroe Township Planning Board and Zoning Board of Adjustment, most likely reflecting the poor state of the economy. Furthermore, new building permits for non-residential development have also ceased. Given these facts and indicators, the employment outlook for the near future in Monroe Township is not promising. Any turnaround in the economy would most likely trigger the construction of the approved non-residential developments that are already in the pipeline.

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<sup>6</sup> Constant media coverage of the state of the national and state economies discusses a very severe recession. Unemployment rates are running at 5-year highs and climbing. Rates of housing foreclosures are at unprecedented highs not seen since the Great Depression. Recent news stories indicate that most of Europe is in a recession.

## **II. ANALYSIS OF IMPACT OF EXISTING CONDITIONS ON AFFORDABLE HOUSING OPPORTUNITIES**

### **DETERMINATION OF PRESENT AND PROSPECTIVE FAIR SHARE**

Monroe Township shall rely on the household and employment projections provided by COAH in its Substantive Rules to determine Monroe Township's present and prospective fair share as manifested in the municipality's Projected Growth Share for 2004-2018, which is determined to be 1,505 units (without exclusions). Monroe Township's 1987-1999 Prior Round Obligation, which is 554 units, has been addressed in accordance with First- and Second-Round COAH Substantive Certifications. Monroe Township's Third-Round Rehabilitation Share is determined to be 101 units.

### **AVAILABILITY OF EXISTING AND PLANNED INFRASTRUCTURE**

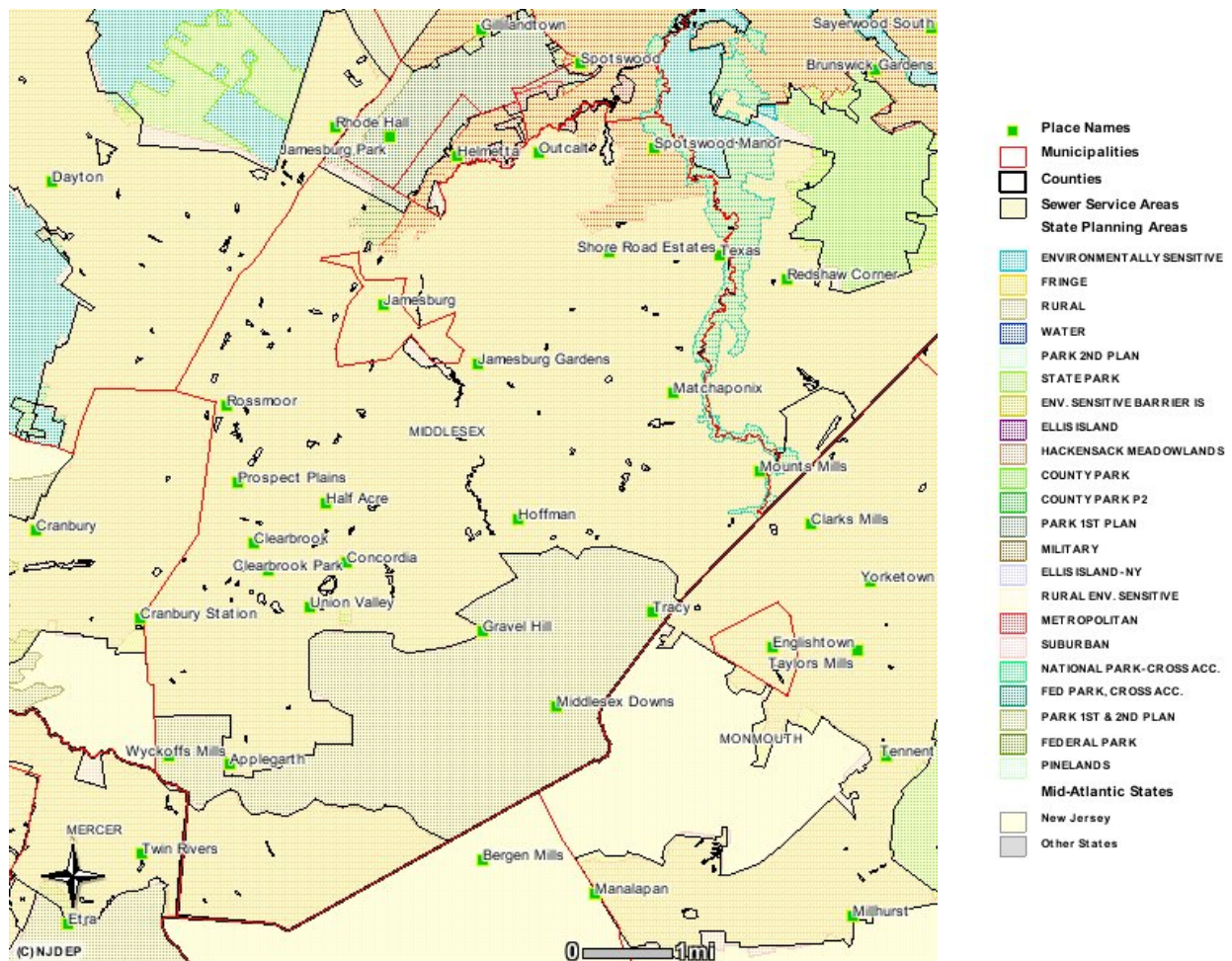
The majority of land in Monroe Township is located within Metropolitan Planning Area (PA1) and Suburban Planning Area 2 (PA2) that are coincident with sewer service areas. Monroe Township has an extensive sanitary sewer and water system. Sanitary sewage is collected and transported to Middlesex County Sewerage Authority's regional treatment plant located in Sayreville, New Jersey. Treated effluent is then discharged into the Raritan Bay. Water service in Monroe Township is provided by the Monroe Township Municipal Utilities Authority (MTMUA). The potable water supply is provided by a combination of groundwater sources and one surface water source. Groundwater is drawn from six potable wells and two irrigation wells owned by MTMUA. The surface supply is purchased in bulk from Elizabethtown Water Company.

All lands located within PA 1 and PA2 are intended to be served by public sanitary sewers and water; however, some of the areas will require extensions of such utilities as well as upgrades to accommodate future development. All areas where affordable housing is proposed are located in PA2 and sewer service areas.

Lands located outside sewer service areas are located in Rural Planning Area 4 (PA4) and Environmentally Sensitive Planning Area 5 (PA5) where individual septic systems and wells will serve future development. No affordable housing is planned in PA4 and PA5.

The following map shows the sewer service areas and State Planning Areas for Monroe Township (I-Map, New Jersey Department of Environmental Protection).

Map Showing Sanitary Sewer and State Planning Areas for Monroe Township



Source:

[http://njgin.state.nj.us/OIT\\_GISTOOLS/mapstream?url=http://gis10.sa.state.nj.us/gisimages/NJ\\_DEP\\_gis...](http://njgin.state.nj.us/OIT_GISTOOLS/mapstream?url=http://gis10.sa.state.nj.us/gisimages/NJ_DEP_gis...) 11/21/2008



## **ANTICIPATED DEMAND OF TYPES OF USES PERMITTED BY ZONING**

Monroe Township covers about 42 square miles in area that is a mix of suburban and rural landscapes. The Township provides a variety of zoning districts for different types of residential and non-residential development (see Land Development Regulations and Zoning Map submitted as separate documents).

Residential zoning districts range from rural 6-acre lots (Rural Residential/Farmland Preservation RR/FP in the southern portion of the municipality that lacks sanitary sewers and public water) to higher density developments (Planned Retirement Communities PRC). It is important to highlight the fact that Monroe Township has developed into a number of large retirement communities (28.0% of all households consist of persons 65 years and over, which is 3.2 times the percentage for all of Middlesex County). Future demand for retirement and age-restricted housing in the Township is anticipated to be strong (after current recession has ended). Single-family dwellings for which a significant amount of the zoning provides are also anticipated to have strong demand in the future. As of writing this plan, 4,804 dwelling units have been either approved and not built or pending approvals. The zoning for the Township is adequate to meet the anticipated demand for residential development in the municipality.

Non-residential development zoning districts provide for commercial development (Neighborhood Commercial NC and Highway Development HD), office development (Office Professional OP and Planned Office Commercial Development POCD), and industrial development (Light Impact Industrial LI). Future demand for various types of non-residential development is anticipated to grow after the current recession has ended. Demand for warehouse-type development is anticipated to be strong in the future (approximately 1.6 million square feet of floor area has been approved but not built adding to the approximate 3.8 million square feet that was built from January 2004 to August 2008). Modest demand for office space is anticipated in the future (141,221 square feet of floor area having been approved but not built). Commercial space, particularly retail space, is anticipated to have relatively strong demand in the future. Recent residential growth in Monroe Township (25.8% from 1990 to 2000) and Middlesex County (11.6% during same period) and anticipated residential growth (the 4,804 dwelling units that have received approvals but are not built or are pending approvals in Monroe Township) will increase demand for future retail development, particularly along Route 33 in the southern portion of the Township which still has a significant amount of undeveloped land in PA2 and sewer service areas. Zoning in Monroe Township can accommodate future demand for non-residential development.

## **ANTICIPATED LAND USE PATTERNS**

Future land use patterns in Monroe Township are anticipated to reflect the Land Use Element of the Township's master plan (see Master Plan submitted as a separate document) and the zoning map (see Zoning Map submitted as a separate document). In general, more compact housing with neighborhood commercial development has formed in the northern and northeastern portions of the Township next to Helmetta and Spotswood Townships and around Jamesburg

Township. Industrial development patterns have formed around Interchange 8A of the New Jersey Turnpike in the northwestern portions of the Township. Retirement communities have developed in the central and west-central portions of the Township. The center portion of the Township has formed into a “public” services area that consists of the municipal complex, the town library, the Township’s high school, county parkland, and post office. The east-central portion of the Township has developed with moderate densities of single-family dwellings. Farther east the Township is rural and is anticipated to be developed with a mix of lower-density single-family residential development and higher density planned retirement communities and affordable housing. The south-central portion of the Township is anticipated to remain rural with low-density single-family residential development. The southern portion of the Township is anticipated to be a mix of higher density residential development and highway commercial development, with the latter being located along Route 33. Affordable housing is anticipated to be located in the southern portion of the Township.

## **MUNICIPAL ECONOMIC DEVELOPMENT POLICIES**

Monroe Township has a diversified economic base that provides a variety of job opportunities. The Township maintains economic development policies that promote a balance of housing, housing types and non-residential development, welcome further development of retirement communities that have made Monroe Township a unique, rich and rewarding place in which to live, encourage the provision of diverse types of housing stock that is available and affordable to a wide range of persons and households and require development to be environmentally sensitive and aesthetically pleasing. With respect to housing Monroe Township encourages providing opportunities for children to purchase homes in the Township in which they were born and raised, members of the workforce to live and work in the Township, and residents to remain in the Township as they grow older. With such economic development policies in place, Monroe Township is positioned to experience economic growth of high quality that will transform the underutilized lands located along Route 33 in the southern portion of the municipality as well as additional infill development throughout the municipality.

## **CONSTRAINTS ON DEVELOPMENT**

Monroe Township has a number of areas that are environmentally constrained and important in terms of conservation and preservation. Such areas include: wetlands, woodlands, watershed areas, aquifer recharge, wellhead areas, surface and sub-surface water resources, flood-prone areas and steep-slope areas. The Township’s ordinances provide for protection and conservation of these environmentally sensitive areas and flexible zoning to avoid such areas while allowing for development, i.e., clustering.

About one-third (8,600 acres) of the Township’s land mass is covered by freshwater wetlands. Wetlands are important for providing critical habitat for flora and fauna (see following map showing wetlands). The majority wetlands in Monroe Township are associated with major streams (Millstone River, Manalapan Brook and Matchaponix Brook), tributaries to these streams, and stream corridor most of which are wooded. The wetlands are important flood control areas and groundwater recharge areas. They constitute the majority of Monroe’s open spaces.

Since the wetlands are an important environmental resource, they present major constraints on future development because of the federal, state and local environmental regulations that restrict and limit development in and near them.

As indicated above many of the wetland areas are integrally connected to the hydrologic and hydraulic systems of Monroe Township (see following map showing water bodies, watersheds and wellhead protection areas in the Township). The Federal Emergency Management Administration has delineated 100-year floodplains throughout Monroe Township. These delineated areas are highly restricted prohibiting and greatly limiting development in order to avoid loss of life and property during flooding. Monroe Township has incorporated the floodplains into its development regulations by designating them as Flood Hazard Conservation FHC zone. Development is highly constrained in these areas.

Wellhead protection areas are shown on the previously mentioned map. Wells within these areas are part of the potable water supply in Monroe Township and Jamesburg Township. Development (setbacks and impervious coverage) in these areas is constrained in order to protect the water supply. Wellhead protection areas in the Township are shown on the map following wetlands map.

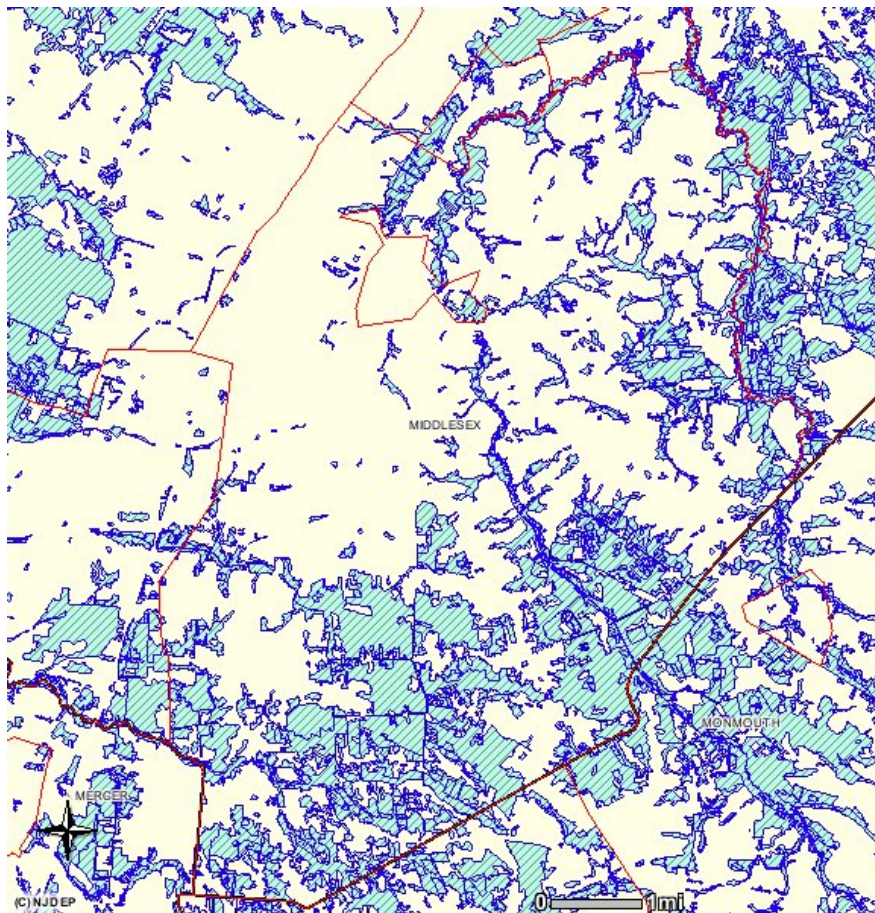
In addition to being associated with wetlands, aquifer recharge outcrop areas exist within the Township, the best of which are located in the northern portion of the municipality. Lower density residential development is planned in these areas. Development in aquifer recharge areas is limited to lower density residential development.

Known contaminated sites and areas in Monroe Township are shown on the third following map. Contaminated sites present obstacles for development, depending on the type and extent of contamination. Such constraints may include, but not be limited to, costs for cleanup outstripping the economic feasibility of a project, types of contamination that prohibit residential development, and others.

Other constraints include the cost to extend sanitary sewers and water lines to sites within PA2 and sewer service areas. Such constraints are monetary, meaning that they add cost to projects.

### Map Showing Wetlands in Monroe Township

Source: [http://njgin.state.nj.us/OIT\\_GISTOOLS/mapstream?url=http://cedar20.sa.state.nj.us/gisimpages/NJDEP...](http://njgin.state.nj.us/OIT_GISTOOLS/mapstream?url=http://cedar20.sa.state.nj.us/gisimpages/NJDEP...) 11/23/2008



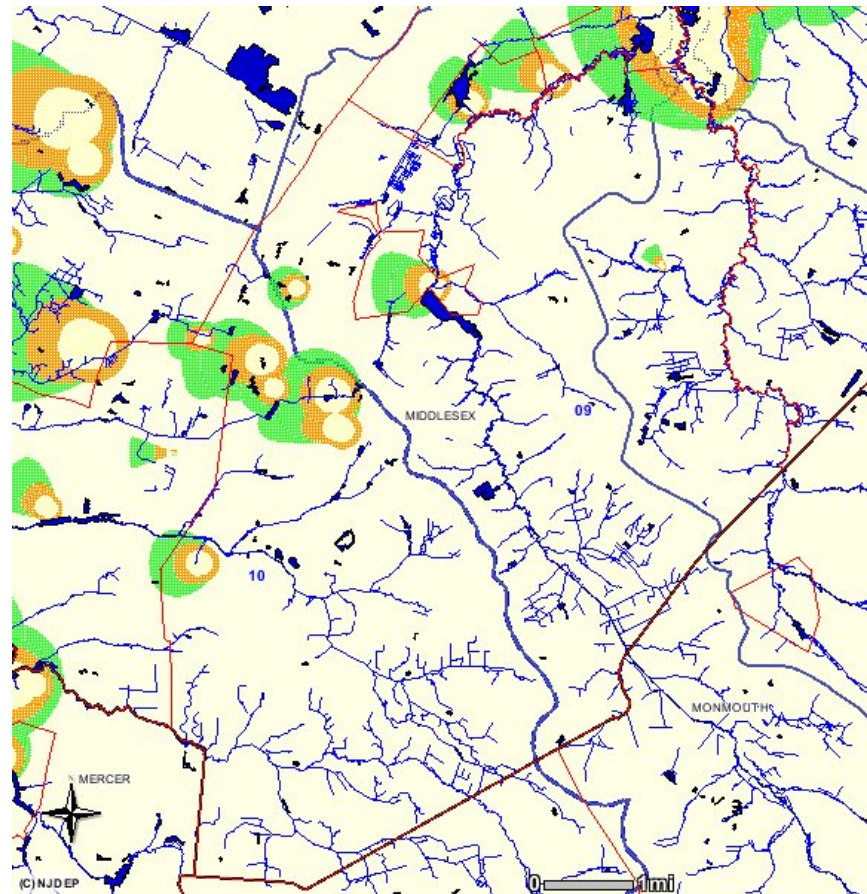
#### Legend

- Municipalities
- Counties
- Wetlands (2002)
- WETLANDS
- Mid-Atlantic States
- New Jersey
- Other States



## Map Showing Water Bodies, Watersheds & Wellhead Protection Areas in Monroe Twp.

Source: [http://njgin.state.nj.us/OIT\\_GISTOOLS/mapstream?url=http://cedar20.sa.state.nj.us/gisimpages/NJDEP...](http://njgin.state.nj.us/OIT_GISTOOLS/mapstream?url=http://cedar20.sa.state.nj.us/gisimpages/NJDEP...) 11/23/2008

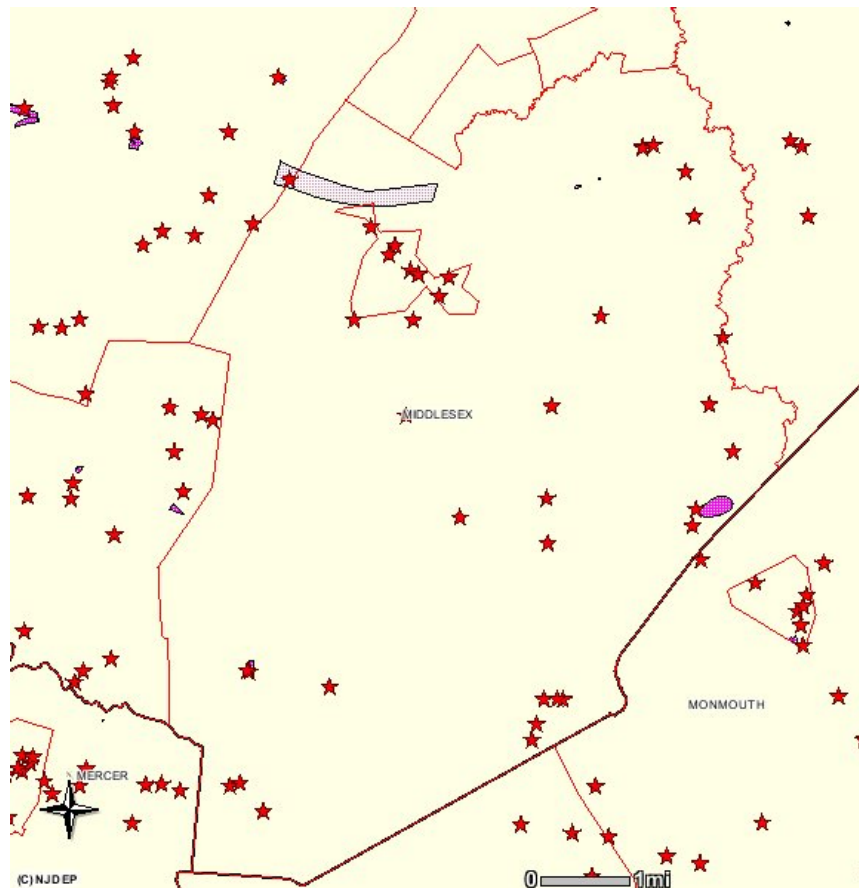


### Legend

- Municipalities
- Counties
- Streams
- Water Bodies
- Well Head Protection Areas (Community)
- Tier 1: 2-Year
- Tier 2: 5-Year
- Tier 3: 12-Year
- Watersheds by Name (HUC11)
- Watershed Management Areas
- Mid-Atlantic States
- New Jersey
- Other States

## Map Showing Contaminated Sites and Areas in Monroe Township

Source: [http://njgin.state.nj.us/OIT\\_GISTOOLS/mapstream?url=http://cedar20.sa.state.nj.us/gisimpages/NJDEP...](http://njgin.state.nj.us/OIT_GISTOOLS/mapstream?url=http://cedar20.sa.state.nj.us/gisimpages/NJDEP...) 11/23/2008



### Legend

- ★ Known Contaminated Sites List
- Municipalities
- Counties
- Groundwater Contamination Areas (CEA)
- ▨ Groundwater Contamination Areas (CKE)
- Mid-Atlantic States
  - New Jersey
  - Other States

## **EXISTING OR PLANNED MEASURES TO ADDRESS THESE CONSTRAINTS**

The majority of the constraints for development in Monroe Township center on protecting and conserving the environment. Monroe Township's development policies focus on balancing development with protecting the environment. The Township welcomes innovative techniques and approaches for achieving this balance. Notwithstanding, the Township will not compromise the environment for the sake of development. To that end, the Township recognizes the fact that state and federal regulations will take precedence over many of the environmental issues facing development in the municipality.

With regard to cost constraints for extending sewer and water infrastructure to development, the Township regards these matters as costs for doing business in the municipality. Monroe Township gives consideration for assisting developers of affordable housing to reduce such costs.

### **III. Fair Share Compliance Plan**

The Fair Share Compliance Plan is the implementation plan for meeting Monroe Township's projected round-three affordable housing obligation. The Plan represents the current strategy that Monroe Township intends to implement, following COAH certification, but is also an amendable plan, that will change, as circumstances and developments unfold from now through 2018. Therefore, it will almost certainly require, not unlike other Fair Share Compliance Plans throughout New Jersey, several amendments throughout the life of this Plan.

The Township's plan for meeting its anticipated affordable housing obligation through 2018 is summarized in the attached COAH application forms and described in more detail in the following sections.

#### **CONSIDERATION OF LANDS APPROPRIATE FOR AFFORDABLE HOUSING**

Monroe Township has a considerable amount of developable lands, principally located within PA2 and sewer service areas. Inclusionary housing projects that were approved to address prior round obligations in the Township and now under construction are located within PA2 and sewer service areas in the southern and southwestern portions of the municipality. The lands under consideration for addressing Monroe's third-round obligation are also situated in PA2 and sewer service areas where utilities, including sanitary sewers and water lines, could be extended to serve future inclusionary housing developments. They are also located along or in close proximity to major roads, i.e., state and county highways.

Although there are developable lands in the areas designated PA4 and PA5, these areas are unsuitable for affordable housing because they are located where sewers are not planned and development must rely on individual septic systems and wells. The rural areas have narrow two-lane roads that are unsuitable for major development.

#### **AFFORDABLE HOUSING OBLIGATION**

##### Growth Share

For its growth share Monroe Township shall rely on household and employment projections for the municipality as provided in Appendix F of COAH's third-round rules. According to Appendix F of COAH's rules, Monroe Township's residential and non-residential growth projections for 2004 to 2018 are 4,545 dwelling units and 9,531 jobs, respectively, which together yield an affordable housing growth share of 1,505 affordable units (4,545 dwelling units/5 dwellings units for each affordable unit = 909 affordable units plus 9,531 jobs/16 jobs for each affordable unit = 596 affordable units).

Worksheet A: Growth Share Determination Using Published Data<sup>7</sup> was used to determine Monroe Township's total projected growth share obligation. By applying the exclusions for

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<sup>7</sup> Worksheet A is taken from COAH's website <http://www.state.nj.us/dca/affiliates/coah/resources/planresources.html> using "Calculators for Determining Growth Share Obligations."

Market and Affordable Units in Prior Round Inclusionary Development to two prior round inclusionary developments in the Township (Monroe Manor and Strafford at Monroe developments which together will produce a total of 1,632 units, 1,300 market units and 332 affordable units from which 1,300 market units are excluded), Monroe Township's total projected growth share obligation is 1,178 affordable units (see Appendix D for Worksheet A).

#### Rehabilitation Share

According to Appendix B of COAH's third-round rules, Monroe Township's rehabilitation share is 101 units.

#### Prior Round Obligation

Monroe Township's prior round obligation is 554 units as indicated in Appendix C of COAH's third-round rules.

### **REHABILITATION PROGRAM**

Monroe Township has a long-standing, experienced and successful rehabilitation program which dates back to 1988 when it first received its first-round substantive certification from COAH. For its third-round obligation Monroe Township has a rehabilitation share of 101 units according to Appendix B of COAH's third-round rules.

From January 1, 2004 to December 31, 2005 Monroe rehabilitated 40 units that reduce the Township's third-round rehabilitation share to 61 units, as shown below and previously documented in monitoring reports submitted to COAH (see Appendix D):

COAH determined 3 <sup>rd</sup> Round Rehab. Share	101
Less Recent Rehab. Activity in Monroe Twp.	<u>(40)</u>
Remaining 3 <sup>rd</sup> Round Rehabilitation Share	61

Table 22 summarizes Monroe Township's program to address its rehabilitation share of 61 units. Since 2008 is nearing an end and 40 units have already been rehabilitated and there are 10 remaining years to address its rehabilitation share, Monroe plans to rehabilitate 6 units for the following 9 years (2009-2017) and 7 units for the last year (2018).

According to COAH's third-round rules, Monroe Township will expend at least \$10,000 per unit for hard costs on average. By mid-point of substantive certification Monroe plans to have rehabilitated at least 58 units, which represents more than half of the total rehabilitation share determined by COAH's third-round rules. The total rehabilitation cost is at least \$610,000.

Monroe Township's funding source is its affordable housing trust fund, which had a balance in the amount of \$9,717,198.55 through December 31, 2007 as reported by COAH's website on November 25, 2008 and the Certification of Completion of Affordable Housing Trust Fund Monitoring in CTM System for Monroe Township dated August 5, 2008 (on file with COAH).

In the event of a shortfall of revenues for implementing the rehabilitation program, Monroe Township will bond to cover the shortfall. Monroe Township Council has adopted a resolution of intent to bond in the event of a shortfall of funds (Appendix E).

<b>Table 22: Rehabilitation Program 2004-2018</b>	
Year	No. Units
2004 - 2008	40 Completed
2009	6
2010	6
2011	6
2012	6
2013	6
2014	6
2015	6
2016	6
2017	6
2018	7
Total	101

A copy of the Township's Operating Manual for the Administration of Rehabilitating Units is provided in Appendix F.

## **SATISFACTION OF PRIOR ROUND OBLIGATION**

COAH's third-round rules indicate that Monroe Township's prior round obligation is 554 units. Monroe Township has satisfied its prior round obligation as indicated in Table 23. The result of Monroe's efforts in addressing its prior round obligation is a total of credits in the amount of 556 affordable units, which provides a surplus of 2 units.

Monroe's rental obligation is 139 units. Monroe provided 203 affordable rental units, which yielded 98 bonus credits (see Table 24). According to COAH's third-round rules, Monroe's ability to obtain rental bonuses for rental units and age-restricted rental units is limited: no rental bonuses for rental units in excess of prior round obligation (139), and no rental bonuses for age-restricted rental units in excess of 50% of the prior round obligation (70). Monroe's rental units did not exceed the rental obligation and therefore will not be limited for rental bonuses (75 rentals x 1.00 = 75 bonus credits); however, its age-restricted rental bonus is limited to 70 age-



restricted rental units because it exceeded the restriction with 122 age-restricted rentals (70 rentals x 0.33 = 23 bonus credits).

It is important to note that the two other Association for Retarded Citizens (A.R.C.) alternative living arrangements received no bonus credits because the term of the deed restrictions for the facilities is less than 30 years, which is required by COAH's third-round rules (each has 20-year deed restrictions). The one that received bonus credits has 40-year term deed restrictions.

<b>Table 23: Prior Round Compliance</b>			
Project/Program Name	Units	Rental Bonus	Total Credits
ARC Prospect Plains-Cranbury Rd. Alt. Living	5	5	10
ARC Monmouth Road Alternative Living	3	--	3
ARC Schoolhouse Road Alternative Living	3	--	3
Monroe Manor Inclusionary Development	127	25	152
Stratford at Monroe Inclusionary Develop.	205	68	273
RCA with New Brunswick	115	--	115
Total	458	98	556

<b>Table 24: Prior Round Rental Bonuses</b>				
Project	Rental Units	Subject to 2:1 Bonus	Subject to Age-Rest. 1.33:1 Bonus	Total Bonus Credits
ARC Prospect Plains Alt. Living	5	5	--	5
Monroe Manor Family Rentals	25	25	--	25
Stratford at Monroe Fam. Rentals	45	45	--	45
Stratford at Monroe Age-R. Rentals	70 <sup>8</sup>	--	23	23
Total	**	75	23	98

<sup>8</sup> Actually, 122 age-restricted rentals are provided; however, COAH's third-round rules limit the amount of bonus credits for age-restricted rentals to 50% of the rental obligation (139 x .50 = 70).



Monroe Township's limit for age-restricted units for all affordable housing is 139 units, which is 25% of the prior round obligation ( $554 \times 0.25 = 139$ ). The total number of age-restricted units provided for the prior round is 122, which is less than the limit.

Appendix G contains information about the R.C.A. with New Brunswick that has been completed 2005. Appendix H contains the Summary of Plan for Total 1987-2018 Fair Share Obligation which provides information about satisfying the Township's prior round obligation.

Furthermore, it is important to note that the two inclusionary housing developments that were identified in prior round fair share plans are now under construction – the realistic opportunity for affordable units to be produced is now coming to fruition. Those developments are Monroe Manor and Stratford at Monroe. Information about these developments is on file with COAH.

## SATISFACTION OF GROWTH SHARE OBLIGATION

As indicated above Monroe Township's total projected growth share obligation adjusted according to Workbook A (Appendix D) is 1,178 affordable units. Monroe is unable to apply the 1,000-unit cap, which is set forth in N.J.A.C. 5:97-5.8, because during the ten-year period preceding the Township's petition for substantive certification the Township issued 5,117 certificates of occupancy for dwelling units (see Appendix I). The various affordable housing requirements pursuant to COAH's third-round rules are:

Growth Share (Adjusted according to Workbook A)	1,178 units
Low Income Requirement (50% of Growth Share)	589 units
Rental Obligation (25% of Growth Share)	295 units
Family Rental Requirement (50% of Rental Obligation)	148 units
Very Low Income Requirement (13% of Growth Share) <sup>9</sup>	153 units
Age-Restricted Unit Limitation (25% of Growth Share)	295 units

Table 25 summarizes Monroe Township's proposed approach for addressing the foregoing affordable housing requirements.

In order to address its growth share obligation, Monroe Township intends to employ two mechanisms: (1) zoning for inclusionary development, and (2) municipally sponsored/100% affordable housing. Two zones for inclusionary development are proposed: AFMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone, and PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District. Table 26 summarizes the Township's compliance in addressing its growth share obligation by providing affordable family rental units of which some may be special needs housing, affordable age-restricted for-sale units, affordable very low-income affordable rental units of which some may be special needs housing, and rental bonuses.

Map 1 provided in Appendix J shows the locations of the inclusionary housing development

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<sup>9</sup> Requirement of A-500 that was promulgated into law in 2008.

zones that include municipally sponsored, 100% affordable sites. Appendix H contains the Summary of Plan for Total 1987-2018 Fair Share Obligation which provides information about satisfying the Township's growth share obligation.

<b>Table 25: Growth Share Requirements vs. Proposal</b>		
Description	Required	Proposed
Growth Share	1,178	1,178
Low Income Requirement	589	589
Rental Obligation	295	590
Family Rental Requirement	148	590
Very Low Income Requirement	153	153
Age-Restricted Unit Limitation	295	293

<b>Table 26: Growth Share Compliance – 1,178 Affordable Units</b>					
Mechanism	Affd. Fam. Rental <sup>10</sup>	Affd. Age-Restricted For-Sale	Rental Bonus	Total Credits	Affd. Very Low Inc. Rental
AFMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone	187	--	187	374	--
Municipally Sponsored, 100% Affordable Housing in AFMUD/HD Zone	295	--	--	295	112
PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District	--	293	--	293	--
Municipally Sponsored, 100% Affordable Housing in PRD-AH-AR District	108	--	108	216	41
<b>Total</b>	<b>590</b>	<b>293</b>	<b>295</b>	<b>1,178</b>	<b>153</b>

<sup>10</sup> Special needs rental units may replace some family rental units. The amount of special needs units will be determined on a project-by-project basis.

Zoning for Inclusionary Development – Proposed AFMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone

Monroe Township proposes to create an overlay zone in the HD Highway Development District that will provide for mixed-use development that would include commercial, office, market-rate residential units and affordable family rental units. It would also require deeding at least ten (10) acres of developable land to Monroe Township for the purpose of constructing municipally sponsored, 100% affordable housing that would provide for affordable family rental units, which would contain at least 112 very low-income rental units and may include special needs housing for the disabled. Appendix K contains the draft ordinance for the AFMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone. No payments in lieu are provided in the ordinance.

The proposed AFMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone is located in the southern portion of Monroe Township along the northern side of Route 33 extending from Perrineville Road in the east to Bentley Road in west and covering approximately 438 acres, of which about 310 acres are unencumbered by environmental constraints. Appendix L contains Map 2 that shows the proposed zone. The proposed zone includes Block 6, Lots 12.02, 12.04, 13.01, 14.01, 15.01, 16.01, 17.01, 18.01, 19.03, 19.04, 20.01 21.03, 21.04, 22.01, 23.01, 24.01, 25.01, 26.01, 27.01, 28.01 and 29.02. In general, the area within the proposed zone consists of open farm fields and woodlands. The area within the proposed zone is designated PA2 by the State Development and Redevelopment Plan and situated in a sewer service area. The area is suitable for this development because adequate sewer and water capacity is available to the proposed zone and surrounding areas. Sewers must be extended along Route 33 from the west in the vicinity of Applegarth Road to the zone. The mix of commercial and residential uses in the proposed zone will be compatible with existing commercial uses and non-residential uses contemplated in the surrounding HD district. Residential development exists west of the area along Bentley Road; the proposed mix of uses will be compatible with the existing residential uses.

The proposed AFMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone would permit an increase in the building height (3 to 4 stories, 45 feet to 60 feet) and floor area ratio (0.40 to 0.45) for hotels and office buildings. It would also provide for the following mix of market-rate and affordable housing condominium flat units on twenty-five (25) buildable acres of land (residential density of 29.96 dwelling units per acre):

<u>Description</u>	<u>No. Dwelling Units</u>	<u>Percentage (%)</u>
Market Rate Units	562	75
Affordable Family Rentals	<u>187</u>	<u>25</u>
Total	749	100

Appendix O contains the draft Affordable Housing Ordinance for regulating, controlling and administering the creation, marketing, selling and renting affordable housing units.

Municipally Sponsored, 100% Affordable Housing – Proposed AFMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone

Given the generous incentives for non-residential and residential development (increases in hotel and office building height and floor area ratio and residential density, respectively), the ordinance requires ten (10) developable acres be deeded to Monroe Township for the purpose of constructing 295 municipally sponsored, 100% affordable housing units for family rentals, which would include 112 rental units for very low-income households and may include special needs housing for the disabled.

Monroe Township will partner with affordable housing developers to develop the affordable family rentals and special needs housing for the disabled, including affordable very low-income rentals. It will also utilize a portion of the \$9.7 million in its Affordable Housing Trust Fund to develop said affordable housing. The project will be included in the Township's Spending Plan (separate document). Since it will take time to find a partner or partners for the municipally sponsored, 100% affordable housing development, Monroe Township will seek waivers from COAH for petitioning for substantive certification in providing the pro forma, request for proposal, detailed documentation regarding funding, other COAH checklist items and starting construction within two years of receiving substantive certification. Monroe Township is committed to implementing this mechanism; however, it is a complex endeavor and requires time for implementation.

For location of site and site suitability see previous section for the proposed AFMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone. Appendix O contains the draft Affordable Housing Ordinance for regulating, controlling and administering the creation, marketing, selling and renting affordable housing units.

Zoning for Inclusionary Development – Proposed PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District

Monroe Township proposes to create a new zoning district that will provide for market-rate age-restricted for-sale residential units and affordable age-restricted for-sale residential units. It would also require deeding at least five (5) acres of developable land to Monroe Township for the purpose of constructing municipally sponsored, 100% affordable housing that would provide for affordable family rental units, which would contain at least 41 very low-income rental units and may include special needs housing for the disabled. Appendix M contains the draft ordinance for the PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District. No payments in lieu are provided in the ordinance

The proposed PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District is located in the eastern portion of Monroe Township along the eastern side of Spotswood-Englishtown Road covering approximately 515 acres, of which about 366 acres are unencumbered by environmental constraints. Appendix N contains Map 3 that shows the proposed zone. The proposed zone includes Block 54, Lots 1.09, 2, 3, 4, 5, 6, 9.01, 9.02, 10, 11.01, 11.05, 13, 14, 15, 16.01, 29 and 32 and Block 36.02, Lot 1. In general, the area within the proposed zone consists of open farm fields, woodlands and a former sand and gravel mine. The area within the proposed zone is designated PA2 by the State Development and Redevelopment

Plan and situated in a sewer service area. The area is suitable for this development because adequate sewer and water capacity is available to the proposed zone and surrounding areas. Sewers must be extended along Spotswood-Englishtown Road where existing age-restricted planned developments exist nearby. The proposed age-restricted inclusionary development will be compatible with the existing age-restricted planned developments that exist nearby to the west along Spotswood-Englishtown Road.

The proposed PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District would permit a significant increase in density from current zoning (R-3A Residential District that permits 3-acre lots) to a density of four (4) units per acre on unencumbered land. It would provide for the following market-rate/affordable housing age-restricted unit production:

<u>Description</u>	<u>No. Dwelling Units</u>	<u>Percentage (%)</u>
Market Rate Age-Restr.Units	1,172	80
Affordable Age-Restr. Units	<u>293</u>	<u>20</u>
Total	1,465	100

Appendix O contains the draft Affordable Housing Ordinance for regulating, controlling and administering the creation, marketing, selling and renting affordable housing units.

#### Municipally Sponsored, 100% Affordable Housing – Proposed PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District

Given the generous incentives for increasing the density and requiring only a twenty percent (20%) affordable set-aside, the ordinance requires five (5) developable acres be deeded to Monroe Township for the purpose of constructing 108 municipally sponsored, 100% affordable housing units for family rentals, which would include 41 rental units for very low-income households and may include special needs housing for the disabled.

Monroe Township will partner with affordable housing developers to develop the affordable family rentals and special needs housing for the disabled, including affordable very low-income rentals. It will also utilize a portion of the \$9.7 million in its Affordable Housing Trust Fund to develop said affordable housing. The project will be included in the Township's Spending Plan (separate document). Since it will take time to find a partner or partners for the municipally sponsored, 100% affordable housing development, Monroe Township will seek waivers from COAH for petitioning for substantive certification in providing the pro forma, request for proposal, detailed documentation regarding funding, other COAH checklist items and starting construction within two years of receiving substantive certification. Monroe Township is committed to implementing this mechanism; however, it is a complex endeavor and requires time for implementation.

For location of site and site suitability see previous section for the proposed PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District. Appendix N contains the draft Affordable Housing Ordinance for regulating, controlling and administering

the creation, marketing, selling and renting affordable housing units.

### Growth Share Implementation Schedule

The anticipated implementation schedule for the Township's growth share is provided in Table 27.

<b>Table 27: Growth Share implementation Schedule</b>											
Mechanism/Program	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Credits
Inclusionary Zoning - AFMUD/HD	0	0	0	62	62	63	0	0	0	0	187
Rental Bonus – AFMUD/HD	0	0	0	62	62	63	0	0	0	0	187
Munic. Sponsored, 100% Affordable - AFMUD/HD	0	0	0	100	0	0	100	0	0	95	295
Inclusionary Zoning – PRD/AH/AR	0	0	0	100	100	93	0	0	0	0	293
Munic. Sponsored 100% Affordable – PRD-AH-AR	0	0	0	0	0	0	0	108	0	0	108
Rental Bonus – Munic. Sp. 100% Affd. –PRD-AH-AR	0	0	0	0	0	0	0	108	0	0	108
Total	0	0	0	324	224	219	100	216	0	95	1.178

## IV. Summary of 1987-2018 Fair Share Obligation Compliance

For its 1987-2018 affordable housing obligation Monroe Township will have a surplus of two (2) credits for affordable housing units as demonstrated in Table 28.

<b>Table 28: 1987-2018 Fair Share Obligation Compliance</b>		
Obligation, Satisfaction, Surplus/Deficit	No. Units	No. Units
Prior Round Obligation	554	
Prior Round Obligation Satisfaction	556	
Prior Round Surplus/Deficit		+2
Third Round Rehabilitation Share	101	
Third Round Rehabilitation Satisfaction	101	
Third Round Rehabilitation Surplus/Deficit		0
Growth Share Obligation	1,178	
Growth Share Obligation Satisfaction	1,178	
Growth Share Surplus/Deficit		0
1987-2018 Obligation Surplus/Deficit		+2



## **APPENDICES**

**APPENDIX A**  
**PLANNING BOARD RESOLUTION**

**RESOLUTION OF THE PLANNING BOARD  
OF THE TOWNSHIP OF MONROE, MIDDLESEX COUNTY, NEW JERSEY  
ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Planning Board of the Township of Monroe, Middlesex County, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on May 19, 2003; and

**WHEREAS**, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b(3); and

**WHEREAS**, N.J.A.C. 5:97-2.1(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

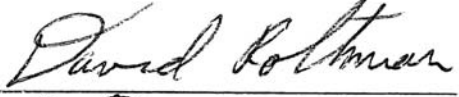
**WHEREAS**, N.J.A.C. 5:97-3.1(a) requires the preparation of a Fair Share Plan to address the total 1987-2018 fair share obligation of the Township of Monroe; and

**WHEREAS**, N.J.A.C. 5:97-3.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

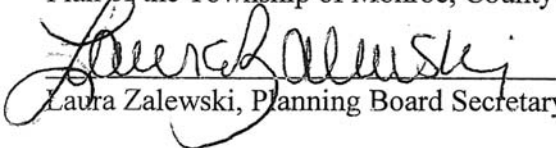
**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Monroe held a public hearing on the "Housing Element and Fair Share Plan" prepared by Mark A. Remsa, P.P. dated December 2008 on December 29, 2008; and

**WHEREAS**, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Township of Monroe's 2003 Master Plan, and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of Monroe, County of Middlesex, State of New Jersey, that the Planning Board hereby adopts the "Housing Element and Fair Share Plan" dated December 2008.

  
Acting Chairman

I hereby certify that this is a true copy of the resolution adopting the Housing Element and Fair Share Plan of the Township of Monroe, County of Middlesex, on December 29, 2008.

  
Laura Zalewski, Planning Board Secretary

## APPENDIX B

### RESOLUTION OF THE COUNCIL PETITIONING COAH FOR SUBSTANTIVE CERTIFICATION OF ITS ADOPTED HOUSING ELEMENT AND FAIR SHARE PLAN

MONROE TOWNSHIP, MIDDLESEX COUNTY

RESOLUTION NO.: R-12-2008-314

RESOLUTION OF THE MONROE TOWNSHIP COUNCIL  
ENDORING THE HOUSING ELEMENT AND FAIR SHARE PLAN  
AS ADOPTED BY THE MONROE TOWNSHIP PLANNING BOARD  
AND PETITIONS THE  
COUNCIL ON AFFORDABLE HOUSING  
FOR CERTIFICATION

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**WHEREAS**, the Planning Board of the Township of Monroe, County of Middlesex, State of New Jersey, has adopted the Housing Element of the Master Plan on December 29, 2008; and

**WHEREAS**, a true copy of the Resolution of the Planning Board adopting the Housing Element is attached hereto pursuant to N.J.A.C. 5:95-2.2(a)2; and

**WHEREAS**, the Planning Board adopted the Fair Share Plan on December 29, 2008; and

**WHEREAS**, a true copy of the Resolution of the Planning Board adopting the Fair Share Plan is attached hereto pursuant to N.J.A.C. 5:95-2.2(a)2;

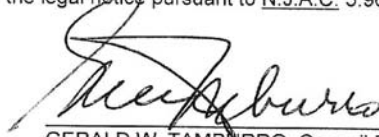
**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Township of Monroe, County of Middlesex, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the Monroe Township Planning Board; and

**BE IT FURTHER RESOLVED** that the Governing Body of the Township of Monroe, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:95-3.2(a), submits this petition for substantive certification of the Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

**BE IT FURTHER RESOLVED** that a list of names and addresses of sites in the Housing Element and Fair Share Plan has been included with the petition; and

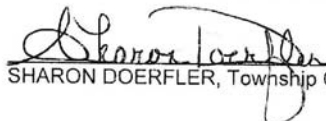
**BE IT FURTHER RESOLVED** that notice of this petition for substantive certification shall be published in a newspaper of county-wide circulation pursuant to N.J.A.C. 5:96-3.5 within seven (7) days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Monroe Township Municipal Clerk's Office located at the Monroe Township Municipal Complex, 1 Municipal Plaza, Monroe Township, New Jersey 08831, during the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday, for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.

**SO RESOLVED**, as aforesaid.

  
GERALD W. TAMBURRO, Council President

#### CERTIFICATION

I hereby certify the foregoing Resolution to be a true and exact copy of a Resolution adopted by the Monroe Township Council at its Special Meeting held on December 29, 2008.

  
SHARON DOERFLER, Township Clerk

**Council resolution petitioning COAH for Substantive Certification of its  
adopted Housing Element and Fair Share Plan to be inserted after Council  
takes action**

**MONROE TOWNSHIP, MIDDLESEX COUNTY**

**RESOLUTION NO.: R-12-2008-314**

**RESOLUTION OF THE MONROE TOWNSHIP COUNCIL  
ENDORING THE HOUSING ELEMENT AND FAIR SHARE PLAN  
AS ADOPTED BY THE MONROE TOWNSHIP PLANNING BOARD  
AND PETITIONS THE  
COUNCIL ON AFFORDABLE HOUSING  
FOR CERTIFICATION**

---

**WHEREAS**, the Planning Board of the Township of Monroe, County of Middlesex, State of New Jersey, has adopted the Housing Element of the Master Plan on December 29, 2008; and

**WHEREAS**, a true copy of the Resolution of the Planning Board adopting the Housing Element is attached hereto pursuant to N.J.A.C. 5:95-2.2(a)2; and

**WHEREAS**, the Planning Board adopted the Fair Share Plan on December 29, 2008; and

**WHEREAS**, a true copy of the Resolution of the Planning Board adopting the Fair Share Plan is attached hereto pursuant to N.J.A.C. 5:95-2.2(a)2;

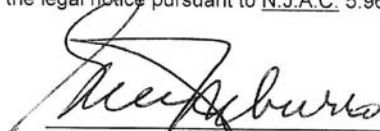
**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Township of Monroe, County of Middlesex, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the Monroe Township Planning Board; and

**BE IT FURTHER RESOLVED** that the Governing Body of the Township of Monroe, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:95-3.2(a), submits this petition for substantive certification of the Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

**BE IT FURTHER RESOLVED** that a list of names and addresses of sites in the Housing Element and Fair Share Plan has been included with the petition; and

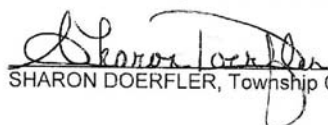
**BE IT FURTHER RESOLVED** that notice of this petition for substantive certification shall be published in a newspaper of county-wide circulation pursuant to N.J.A.C. 5:96-3.5 within seven (7) days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Monroe Township Municipal Clerk's Office located at the Monroe Township Municipal Complex, 1 Municipal Plaza, Monroe Township, New Jersey 08831, during the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday, for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.

**SO RESOLVED**, as aforesaid.

  
GERALD W. TAMBURRO, Council President

**CERTIFICATION**

I hereby certify the foregoing Resolution to be a true and exact copy of a Resolution adopted by the Monroe Township Council at its Special Meeting held on December 29, 2008.

  
SHARON DOERFLER, Township Clerk

**APPENDIX C**  
**GROWTH SHARE DETERMINATION WORKSHEET A**



## Workbook A: Growth Share Determination Using Published Data

(Using Appendix F(2), Allocating Growth To Municipalities)

### COAH Growth Projections Must be used in all submissions

**Municipality Name:**

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *	4,545	9,531
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
built or projected to be built post 1/1/04		
Inclusionary Development	332	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	1,300	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	2,913	9,531
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	582.60 Affordable Units	595.69 Affordable Units
6 Total Projected Growth Share Obligation		1,178 Affordable Units

\* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.



## Affordable and Market-Rate Units Excluded from Growth

Municipality Name: 0

Prior Round Affordable Units NOT included in Inclusionary Developments Built post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
<b>Total</b>	<b>0</b>

### Market and Affordable Units in Prior Round Inclusionary Development

Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Monroe Manor	Y	742	615	127	615
Stratford at Monroe	Y	890	685	205	685
		0			0
		0			0
		0			0
<b>Total</b>		<b>1,632</b>	<b>1,300</b>	<b>332</b>	<b>1,300</b>

### Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
<b>Total</b>	<b>0</b>	<b>0</b>

Return To Workbook A Summary



## **APPENDIX D**

### **JANUARY 1, 2004 –DECEMBER 31, 2005 MONITORING REPORT FOR REHABILITATION PROGRAM**

**Monitoring Report for Rehabilitation Program is on file with COAH.**

## **APPENDIX E**

### **COUNCIL RESOLUTION OF INTENT TO BOND IN THE EVENT OF A SHORTFALL OF FUNDS FOR REHABILITATION PROGRAM**

**Council resolution for intent to bond in the event of a shortfall to be inserted  
after Council takes action**

**APPENDIX F**  
**MONROE TOWNSHP OPERATING MANUAL FOR THE**  
**ADMINISTRATION OF REHABILITATION UNITS**

**To be submitted as part of substantive certification package to COAH.**

**APPENDIX G**  
**RCA WITH NEW BRUNSWICK**



**RCA with New Brunswick was completed in 2006.**

**Records of completion are on file with COAH as reflected in Housing Trust  
Fund Monitoring Report.**

**APPENDIX H**  
**SUMMARY OF PLAN FOR TOTAL 1987-2018 FAIR SHARE**  
**OBLIGATION**

## Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
<b>Rehabilitation Share</b>			<u>101</u>
<i>Less: Rehabilitation Credits</i>	<u>40</u>		<u>40</u>
Rehab Program(s)		<u>61</u>	<u>61</u>
<b>Remaining Rehabilitation Share</b>			<u>0</u>
<b>Prior Round (1987-1999 New Construction) Obligation</b>			<u>554</u>
<i>Less: Vacant Land Adjustment (If Applicable)</i>			
<i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):</i>			
Unmet Need			
RDP			
<b>Mechanisms addressing Prior Round</b>			
Prior Cycle Credits (1980 to 1986)			
Credits without Controls			
Inclusionary Development/Redevelopment		<u>332</u>	<u>332</u>
100% Affordable Units			
Accessory Apartments			
Market-to-Affordable			
Supportive & Special Needs	<u>11</u>		<u>11</u>
Assisted Living			
RCA Units previously approved	<u>115</u>		<u>115</u>
Other			
Prior Round Bonuses	<u>5</u>	<u>93</u>	<u>98</u>
<b>Remaining Prior Round Obligation</b>			<u>-2</u>
<b>Third Round Projected Growth Share Obligation</b>			<u>1178</u>
<i>Less: Mechanisms addressing Growth Share</i>			
Inclusionary Zoning		<u>480</u>	<u>480</u>
Redevelopment			
100% Affordable Development		<u>403</u>	<u>403</u>
Accessory Apartments			
Market-to-Affordable Units			
Supportive & Special Need Units			
Assisted Living: post-1986 Units			
Other Credits			
Compliance Bonuses			
Smart Growth Bonuses			
Redevelopment Bonuses			
Rental Bonuses		<u>295</u>	<u>295</u>
<b>Growth Share Total</b>			<u>0</u>
<b>Remaining (Obligation) or Surplus</b>			<u>-2</u>

## PARAMETERS<sup>1</sup>

<b><u>Prior Round 1987-1999</u></b>			
RCA Maximum	277	RCAs Included	115
Age-Restricted Maximum	139	Age-Restricted Units Included	122
Rental Minimum	139	Rental Units Included	203

<b><u>Growth Share 1999-2018</u></b>			
Age-Restricted Maximum	295	Age-Restricted Units Included	293
Rental Minimum	295	Rental Units Included	588
Family Minimum	148	Family Units Included	588
Very Low-Income Minimum <sup>2</sup>	153	Very Low-Income Units Included	153

<sup>1</sup> Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

<sup>2</sup> Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

## Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [www.nj.gov/dca/affiliates/coah/resources/checklists.html](http://www.nj.gov/dca/affiliates/coah/resources/checklists.html).

**Table 1. Projects and/or units addressing the Rehabilitation Share**

Project/Program Name	Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u> )	Rental, Owner Occupied or Both <u>Owner-Occupied</u>	Checklist or Form Appendix Location <sup>1</sup> <u>On File</u>
1. <u>Municipal Progra</u>	<u>Completed</u>		
2. _____	_____	_____	_____
3. _____	_____	_____	_____

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
1. A.R.C. Prospect Plains-Cran. Rd.	Alternative Living	Completed	5	5		0
2. A.R.C. Prospect Plains-Cran. Rd.	Rental Bonus	Completed	5			0
3. A.R.C. Monmouth Road	Alternative Living	Completed	3	3		0
4. A.R.C. Schoolhouse Road	Alternative Living	Completed	3	3		0
5. Monroe Manor	Inclusionary Zoning	Proposed	127	25		0
6. Monroe Manor	Rental Bonus	Proposed	25			0
7. Stratford At Monroe	Inclusionary Zoning	Proposed	205	167	122	0
8. Stratford At Monroe	Rental Bonus	Proposed	68			0
9. R.C.A. W/ New Brunswick	RCA	Completed	115			0
10.						
11.						
12.						
13.						
14.						
15.						
Subtotal from any additional pages used						
Total units (proposed and completed)				556		
Total rental				203		
Total age-restricted				122		
Total very-low						
Total bonuses				98		

Please add additional sheets as necessary.

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

**Table 3. Programs, Projects and/or Units Addressing the Third Round.**

[illegible]

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

**APPENDIX I**  
**1998-2007 CERTIFICATES OF OCCUPANCY ISSUED RESIDENTIAL**  
**DWELLING UNITS**



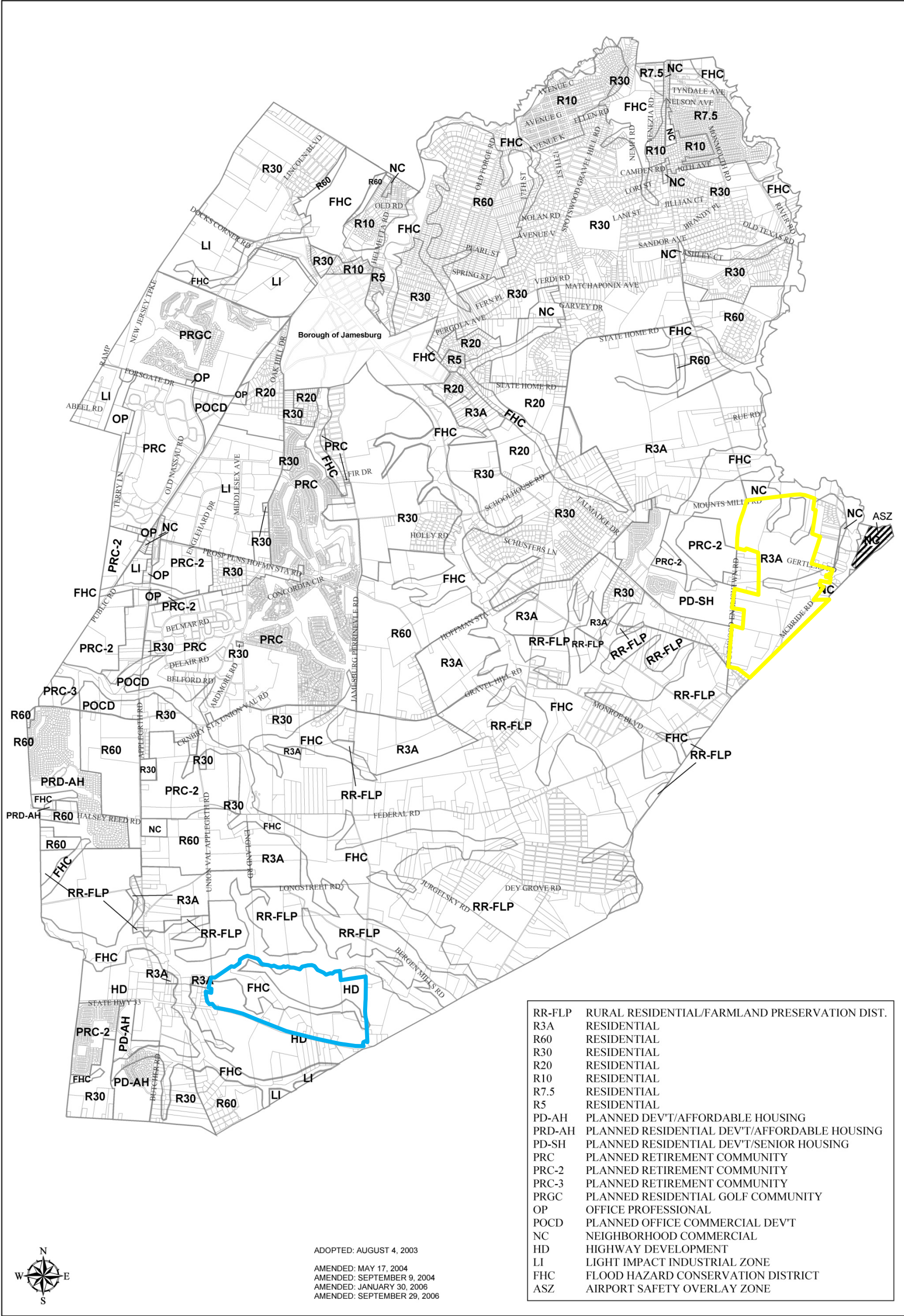
**1998-2007 CERTIFICATES OF OCCUPANCY ISSUED RESIDENTIAL  
DWELLING UNITS**

<b>Year</b>	<b>No. COs</b>
<b>1998</b>	<b>515</b>
<b>1999</b>	<b>351</b>
<b>2000</b>	<b>435</b>
<b>2001</b>	<b>470</b>
<b>2002</b>	<b>527</b>
<b>2003</b>	<b>526</b>
<b>2004</b>	<b>542</b>
<b>2005</b>	<b>682</b>
<b>2006</b>	<b>614</b>
<b>2007</b>	<b>455</b>
<b>Total</b>	<b>5,117</b>

Source: *New Jersey Construction Reporter* for years 1998 to 2007.

## **APPENDIX J**

### **MAP 1 – INCLUSIONARY HOUSING DEVELOPMENT ZONES**



RR-FLP	RURAL RESIDENTIAL/FARMLAND PRESERVATION DIST.
R3A	RESIDENTIAL
R60	RESIDENTIAL
R30	RESIDENTIAL
R20	RESIDENTIAL
R10	RESIDENTIAL
R7.5	RESIDENTIAL
R5	RESIDENTIAL
PD-AH	PLANNED DEV'T/AFFORDABLE HOUSING
PRD-AH	PLANNED RESIDENTIAL DEV'T/AFFORDABLE HOUSING
PD-SH	PLANNED RESIDENTIAL DEV'T/SENIOR HOUSING
PRC	PLANNED RETIREMENT COMMUNITY
PRC-2	PLANNED RETIREMENT COMMUNITY
PRC-3	PLANNED RETIREMENT COMMUNITY
PRGC	PLANNED RESIDENTIAL GOLF COMMUNITY
OP	OFFICE PROFESSIONAL
POCD	PLANNED OFFICE COMMERCIAL DEV'T
NC	NEIGHBORHOOD COMMERCIAL
HD	HIGHWAY DEVELOPMENT
LI	LIGHT IMPACT INDUSTRIAL ZONE
FHC	FLOOD HAZARD CONSERVATION DISTRICT
ASZ	AIRPORT SAFETY OVERLAY ZONE

ADOPTED: AUGUST 4, 2003  
AMENDED: MAY 17, 2004  
AMENDED: SEPTEMBER 9, 2004  
AMENDED: JANUARY 30, 2006  
AMENDED: SEPTEMBER 29, 2006

HEYER, GRUEL  
& ASSOCIATES  
COMMUNITY PLANNING CONSULTANTS

Monroe Township Zoning Map

September, 2006

ORIGINAL BASED MAP PREPARED BY  
HEYER, GRUEL & ASSOCIATES, JULY 2002

Map 1 - December 2008  
Proposed Inclusionary Housing Development Zones

- AFMUD/HD Overlay Zone (Affordable Mixed Use Development/Highway Development)
- PRD-AH-AR Zone (Planned Residential Development- Affordable Housing-Age Restricted)



## **APPENDIX K**

### **DRAFT AFMUD/HD AFFORDABLE HOUSING MIXED USE DEVELOPMENT/HIGHWAY DEVELOPMENT OVERLAY ZONE**



TOWNSHIP OF MONROE  
MIDDLESEX COUNTY, NEW JERSEY  
ZONING FOR INCLUSIONARY DEVELOPMENT  
AMENDMENT TO CHAPTER 108 LAND DEVELOPMENT ORDINANCE  
ADDITION OF NEW SUB-SECTION J. AFMUD/HD AFFORDABLE HOUSING MIXED  
USE DEVELOPMENT/HIGHWAY DEVELOPMENT OVERLAY ZONE TO SECTION 108-  
6.18 HD HIGHWAY DEVELOPMENT DISTRICT

§ 108-6.18.J. AFMUD/HD Affordable Housing Mixed Use Development/Highway  
Development Overlay Zone

- (1) The purpose of this sub-section is to establish the standards and requirements for mixed use development that includes a mix of market-rate housing and housing that is affordable to low- and moderate income-households and non-residential commercial and office facilities. The affordable housing will assist Monroe Township in meeting its constitutional and statutory obligations to provide a realistic opportunity for the construction of its fair share of its region's needed low- and moderate income housing.

- (2) The AFMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone shall apply to the following parcels of land only:

Block 6, Lots 12.02, 12.04, 12.05, 15.01, 23.01 and 27.01

- (3) The minimum tract size for development in the AFMUD/HD Affordable Housing Mixed Use Development/Highway Development Overlay Zone shall be 300 acres.

- (4) Permitted uses.

- (1) All principal uses permitted in the HD Highway Development District § 108-6.18.A except for the following uses: new auto sales and showroom establishments; used car lots; auto body repair shops; fully enclosed establishments for the sale and repair of machinery and equipment; wholesale, distributive and storage establishments; and highway development parks.

- (2) Inclusionary housing development consisting of affordable housing as defined by the current rules of the New Jersey Council of Affordable Housing and market rate housing. All housing shall comply with the provisions set forth herein this sub-section.

- (3) Shopping centers provided they comply with the following requirements:

[1] A minimum lot area of twenty-five (25) acres.

[2] All the area, yard and building requirements of §108-6.4 of

Article VI.

- [3] Not more than twenty percent (20%) of the required parking shall be permitted in a front yard.
  - [4] All buildings shall have a break in façade at least every forty (40) feet.
  - [5] Landscaping and buffering shall be provided in accordance with the requirements of this chapter.
  - [6] Storm drainage and utilities shall be provided in accordance with the requirements of this chapter.
  - [7] Signage shall be provided in accordance with the requirements of this chapter.
  - [8] Lighting shall be provided in accordance with the requirements of this chapter.
- (5) Permitted accessory uses shall comply with §108-6.18.B. for HD Highway Development District.
  - (6) The area, yard and building requirements shall be applied in the following manner:
    - (a) All non-residential development shall comply with §108-6.4 of this Article, except as follows:
      - [1] Maximum building height for hotels and offices shall be four (4) stories and sixty (60) feet.
      - [2] Maximum floor area ratio for hotels and offices shall be 0.45.
    - (b) Inclusionary housing development shall comply with §108-6.4 of this Article and the applicable subsections of this chapter.
  - (7) Conditional uses.
    - (a) Satellite antennas.
    - (b) Wireless communications antennas and wireless communications towers in accordance with the conditions, standards and limitations specified in §108-7.3.
  - (8) Signage as permitted in §108-10.1.

- (9) Parking as required in §108-9.1.
- (10) Landscaping and buffering as required in §108-6.18 and §108-8.1.
- (11) Fences as permitted in §108-8.2.
- (12) Design requirements as required in §108-6.18.
- (13) Inclusionary housing development.
  - (a) The following residential dwellings shall be:
    - [1] Market rate condominium flats.
    - [2] Affordable family rental flats, which may be developed as multifamily dwellings and/or over commercial and office uses that are on the first floor on the condition that separate entrances to the affordable housing dwelling units are provided.
  - (b) The following number and percentage of market rate and affordable housing dwelling units shall be provided:

<u>Description</u>	<u>Number of Dwelling Units</u>	<u>Percentage (%)</u>
Market rate	562	75
Affordable	<u>187</u>	<u>25</u>
Total	749	100

- (c) Market rate and affordable housing dwelling units shall be developed on at least 25 acres of developable land exclusive of freshwater wetlands, 100-year floodplain, steep slopes and other environmental constraints within the tract of land.
- (d) Given the fact that the overlay zone provides for a greater degree of flexibility for a mix of uses on the tract that improve the economic viability of the development of the tract, a lot that contains at least ten (10) acres of land that is not encumbered by freshwater wetlands, 100-year floodplain, steep slopes and other environmental constraints shall be deeded to Monroe Township for the purpose of developing it as municipally sponsored, 100 percent affordable housing. Title of the lot shall be transferred to Monroe Township within thirty (30) days of filing the final subdivision plat with the Middlesex County Clerk.
- (e) An open space organization shall be established pursuant to §108-6.13.E.
- (f) Sidewalks and walkways shall be provided pursuant to §108-6.13.G.



- (g) Buffers shall be provided pursuant to §108-6.13.H.
- (h) Landscaping, shade trees and tree preservation shall comply with to §108-6.13.I.
- (i) The affordable housing bedroom mix shall comply with to §108-6.13.J.(2).
- (j) The low and moderate income split for affordable housing shall comply with §108-6.13.J.(3).
- (k) The construction phasing of market rate and affordable housing shall comply with §108-6.13.J.(4).
- (l) There shall be no age restrictions on the occupants of the designated affordable housing dwelling units.
- (m) The location and design of affordable housing shall comply with §108-6.13.J.(6).
- (n) Affordable housing shall comply with §108-6.13.J.(7), the Monroe Township Affordable Housing Ordinance and current New Jersey Council on Affordable Housing rules.
- (o) Application procedures for Inclusionary housing development shall comply with §108-6.13.J.(K).

## **APPENDIX L**

### **MAP 2 – DRAFT AFMUD/HD AFFORDABLE HOUSING MIXED USE DEVELOPMENT/HIGHWAY DEVELOPMENT OVERLAY ZONE**

Legend

- Zone Boundary
- Wetlands (Approx.)



Perrineville Road

Bentley Road

Route 33



Map 2 - COAH Round 3 Plan

Route 33 Area - AFMUD/HD

MONROE TOWNSHIP  
Middlesex County, New Jersey



December 2008

## **APPENDIX M**

### **DRAFT PRD-AH-AR PLANNED RESIDENTIAL DEVELOPMENT- AFFORDABLE HOUSING-AGE RESTRICTED DISTRICT**

TOWNSHIP OF MONROE  
MIDDLESEX COUNTY, NEW JERSEY  
ZONING FOR INCLUSIONARY DEVELOPMENT  
AMENDMENT TO CHAPTER 108 LAND DEVELOPMENT ORDINANCE  
ADDITION OF NEW SECTION 108-6.28 PRD-AH-AR PLANNED RESIDENTIAL  
DEVELOPMENT-AFFORDABLE HOUSING DISTRICT

§ 108-6.28 PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District

- A. The purpose of this sub-section is to establish the standards and requirements for inclusionary development that includes a mix of market-rate age-restricted housing and housing that is affordable to low- and moderate income-households. The affordable housing will assist Monroe Township in meeting its constitutional and statutory obligations to provide a realistic opportunity for the construction of its fair share of its region's needed low- and moderate-income housing.
- B. The PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District shall apply to the following parcels of land only:
- Block \_\_, Lots \_\_
- C. Definitions. The age-restricted components of the development in the PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District shall have the meanings defined in § 108-6.23.B.
- D. Permitted uses.
- (4) Inclusionary housing development consisting of affordable age-restricted housing as defined by this Article and the current rules of the New Jersey Council of Affordable Housing and market-rate age-restricted housing. All housing shall comply with the provisions set forth herein this Section. Permitted age-restricted residential dwellings include:
- (a) Market-rate detached single-family dwellings.
  - (b) Market-rate attached single-family dwellings.
  - (c) Market-rate townhouses.
  - (d) Market-rate condominium flats.
  - (e) Affordable detached single-family dwellings.
  - (f) Affordable attached single-family dwellings.

- (g) Affordable townhouses.
  - (h) Affordable condominium flats.
- (5) No building, structure or land shall be used for and no building structure shall hereafter be erected, structurally enlarged or maintained except for the permitted affordable and market-rate age-restricted housing to be used by the residents of the inclusionary housing development, their guests or other authorized users.
- E. The area, yard and building requirements for inclusionary housing development shall comply with §108-6.4 of this Article and the applicable subsections of this chapter.
- F. Development requirements. No building permit shall be issued for construction or other improvement in a PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted development except in accordance with a general development plan for the overall site and an engineering and improvement plan for each section that has been approved by the Planning Board. The following development requirements shall apply to the PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District:
  - (1) Minimum area. The minimum site area for an inclusionary development in the PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District shall be at least one hundred (100) acres contained in one (1) parcel that is not bisected by existing streets, roads, rights-of-way or railroads.
  - (2) Residential density. The gross density shall not exceed four (4) dwelling units per acre.
  - (3) Residential sections containing detached and attached single-family dwellings shall comply with area, yard and building requirements for R-5 Residential District as set forth in §108-6.12 and the Schedule of Requirements set forth in §108-6.4.
  - (4) Residential sections containing townhouses shall not exceed eight (8) dwelling units per gross acre within that residential section.
  - (5) Residential sections containing condominium flats shall not exceed twelve (12) units per gross acre within that residential section.
  - (6) Lot coverage by buildings. Not more than twenty percent (20%) of the gross area of each residential section shall be covered by all buildings.
  - (7) Maximum building height.

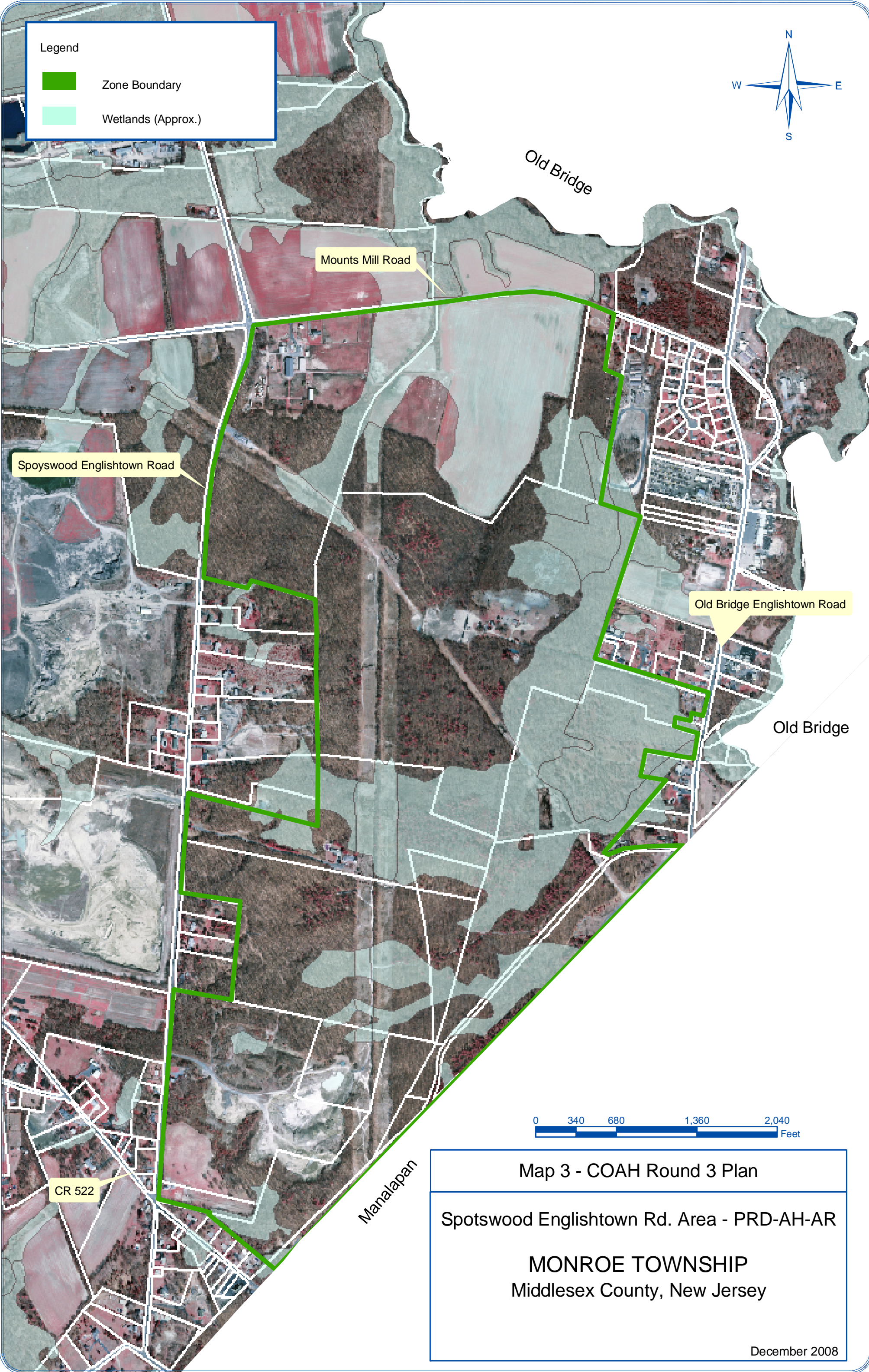
- (a) Detached and attached single-family dwellings and townhouses shall not exceed two (2) stories or thirty-five (35) feet.
    - (b) Condominium flats shall not exceed three (3) stories or forty-five (45) feet.
  - (8) Sidewalks and walkways shall comply with §108-6.21.G. of this Article.
  - (9) Buffers shall comply with §108-6.21.H. of this Article.
  - (10) Landscaping, shade trees and tree preservation shall comply with §108-6.21.I. of this Article.
  - (11) Establishment of open space organization shall comply with §108-6.21.E. of this Article.
  - (12) Recreation facilities shall comply with §108-6.21.F.(1), (2) and (4) of this Article.
- G. Affordable housing.
- (1) Required percentage of affordable age-restricted dwelling units built on-site. The developer shall designate and set aside twenty percent (20%) of the age-restricted dwelling units to be built on-site to be sold at prices that are affordable to low- and moderate-income households.
  - (2) Given the fact that the PRD-AH-AR Planned Residential Development-Affordable Housing-Age Restricted District provides for a greater degree of flexibility by reducing the affordable housing set-aside that improves the economic viability of the development of the tract, a lot that contains at least five (5) acres of land that is not encumbered by freshwater wetlands, 100-year floodplain, steep slopes and other environmental constraints shall be deeded to Monroe Township for the purpose of developing it as municipally sponsored, 100 percent affordable housing. Title of the lot shall be transferred to Monroe Township within thirty (30) days of filing the final subdivision plat with the Middlesex County Clerk.
  - (3) All dwelling units shall have a minimum of one (1) bedroom.
  - (4) Low and moderate income split. At least fifty percent (50%) of all units designated for low- and moderate-income households shall be affordable to low income households.
  - (5) The construction phasing of market rate and affordable housing shall comply with §108-6.21.J.(4).



- (6) Age restrictions shall be placed on the occupants of the designated affordable housing dwelling units.
  - (7) The location and design of affordable housing shall comply with §108-6.21.J.(6).
  - (8) Affordable housing shall comply with §108-6.13.J.(7), the Monroe Township Affordable Housing Ordinance and current New Jersey Council on Affordable Housing rules.
  - (9) Establishing prices of units shall comply with §108-6.13.J.(9).
  - (10) Affordability controls shall comply with §108-6.13.J.(10).
  - (11) General provisions concerning uniform deed restriction liens and enforcement through certificates of occupancy or re-occupancy on sales units shall comply with §108-6.13.J.(11).
  - (12) Application procedures for Inclusionary housing development shall comply with §108-6.13.J.(K).
- H. Signage as permitted in §108-10.1.
- I. Parking as required in §108-9.1.
- J. Landscaping and buffering as required in §108-6.18 and §108-8.1.
- K. Fences as permitted in §108-8.2.

## **APPENDIX N**

### **MAP 3 – DRAFT PRD-AH-AR PLANNED RESIDENTIAL DEVELOPMENT-AFFORDABLE HOUSING-AGE RESTRICTED DISTRICT**



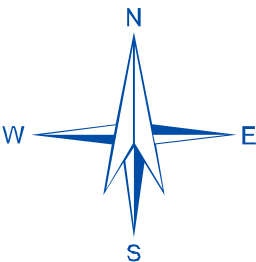
Legend



Zone Boundary



Wetlands (Approx.)



Old Bridge

Mounts Mill Road

Spoyswood Englishtown Road

Old Bridge Englishtown Road

Old Bridge

CR 522

Manalapan

0 340 680 1,360 2,040 Feet

Map 3 - COAH Round 3 Plan

Spotswood Englishtown Rd. Area - PRD-AH-AR

MONROE TOWNSHIP  
Middlesex County, New Jersey

December 2008

## **APPENDIX O**

### **AFFORDABLE HOUSING ORDINANCE**

### **THIRD ROUND FAIR SHARE ORDINANCE Monroe Township, County of Middlesex**

*Once approved by COAH as part of the Monroe Township's Third Round Plan, to be adopted within 45 days of the Monroe Township's receipt of Substantive Certification from COAH.*

#### **\_\_\_\_\_. Intent**

This section of the Monroe Township Code sets forth regulations regarding the low and moderate income housing units in the Monroe Township consistent with the provisions known as the "Substantive Rules of the New Jersey Council on Affordable Housing, N.J.A.C. 5:97 et seq., the Uniform Housing Affordability Controls N.J.A.C. 5:80-26.I et seq. and the Township's constitutional obligation to provide a fair share of affordable housing for low and moderate income households. These regulations are also intended to provide assurances that low and moderate income units (the "affordable units") are created with controls on affordability over time and that low and moderate income people occupy these units. These regulations shall apply except where inconsistent with applicable law.

#### **\_\_\_\_\_. Proportion of Low and Moderate Income Units by Sale, Rental and by Number of Bedrooms**

Except for affordable housing developments constructed pursuant to low income tax credit regulations:

- (1) At least half of the "for sale" affordable units within each affordable housing development shall be affordable to low income households.
- (2) At least half of the "rental" affordable units within each affordable housing development shall be affordable to low income households.
- (3) At least half of the affordable units in each bedroom distribution within each affordable housing development shall be affordable to low income households.

#### **\_\_\_\_\_. Bedroom Distribution of Affordable Units**

- (1) Affordable housing developments which are not limited to age-restricted households shall be structured in conjunction with realistic market demands so that:

- (a) The combination of efficiency and one-bedroom units is no greater than 20 percent of the total number of affordable units;
  - (b) At least 30 percent of all affordable units shall be two-bedroom units.
  - (c) At least 20 percent of all affordable units shall be three-bedroom units.
- (2) Affordable housing developments that are limited to age-restricted households shall at a minimum have a total number of bedrooms equal to the number of age-restricted affordable units within the affordable housing development. The standard may be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit.

\_\_\_\_\_. **Establishment of Rental and prices of Units as Related to Household Size and Number of Units**

- (1) In conjunction with realistic market information the following shall be used to determine maximum rents and sales prices of the affordable units:
  - (a) Efficiency units shall be affordable to one-person households.
  - (b) A one-bedroom unit shall be affordable to a one- and one-half person household.
  - (c) A two-bedroom unit shall be affordable to a three-person household.
  - (d) A three-bedroom unit shall be affordable to a four- and one-half person household.
- (2) For assisted living facilities the following standards shall be used:
  - (a) A studio shall be affordable to a one-person household.
  - (b) A one-bedroom unit shall be affordable to a one- and one-half person household.
  - (c) A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
- (3) In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the administrative agent shall strive to:

- (a) provide an occupant for each unit bedroom;
- (b) provide children of different sex with separate bedrooms; and
- (c) prevent more than two persons from occupying a single bedroom.

\_\_\_\_\_. **Establishing Median Income by Household Size**

- (1) Median income by household size shall be established using a regional weighted average of the uncapped Section 8 income limits published by HUD computed as set forth in N.J.A.C. 5:94-7.2.

\_\_\_\_\_. **Establishing Average Rents of Affordable Units**

- (1) The maximum rent of affordable units within each affordable housing development shall be affordable to households earning no more than 60 percent of median income. The average rent for low and moderate-income units shall be affordable to households earning no more than 52 percent of median income. Restricted rental units shall establish at least one rent for each bedroom type for all low and moderate-income units provided at least 10 percent of all low and moderate-income units are affordable to households earning no more than 35 percent of median income.
- (2) Low and moderate income units shall utilize the same heating source as market units within an inclusionary development.
- (3) Gross rents including an allowance for utilities shall be established for the various size affordable units at a rate not to exceed 30 percent of the gross monthly income of the appropriate household size as set forth in subsection \_\_\_\_\_ above. The allowance for utilities shall be consistent with the utility allowance approved by NJDCA for use in its Section 8 Program.
- (4) No affordable rental units included in the COAH requirement shall be subject to a rent control ordinance which may be adopted or in place in the Monroe Township during the time period in which affordable housing COAH controls are effective.

\_\_\_\_\_. **Establishing Average Sales Prices of Affordable Units**

- (1) The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of median income. Each affordable development must achieve an affordability average of 55 percent for restricted ownership units. Moderate income ownership units must be available for at least two different prices for each bedroom type.
- (2) Low and moderate-income units shall utilize the same heating source as market units



within an inclusionary development.

- (3) The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying costs of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of an appropriate household size as determined under N.J.A.C. 5:80-26.4; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3.

\_\_\_\_\_. **Affordable Housing Units: Condominium or Homeowners Association Fees.**

- (1) If an affordable housing unit is part of a condominium association or homeowner's association, the Master Deed shall reflect that the assessed affordable homeowner's fee be established at one hundred percent of the market rate fee. This percentage assessment shall be recorded in the Master Deed.

\_\_\_\_\_. **Reservation of Units**

- (1) Low income housing units shall be reserved for households with a gross household income equal to or less than 50 percent of the median income approved by COAH.
- (2) Moderate income housing units shall be reserved for households with a gross household income in excess of 50 percent, but less than 80 percent of the median income approved by COAH.

\_\_\_\_\_. **Reoccupancy Certificates**

- (1) Upon resale of an affordable unit, a certificate of reoccupancy shall be required in accordance with N.J.A.C. 5:80-26.10.

\_\_\_\_\_. **Phasing of Construction**

- (1) Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following phasing schedule for low and moderate-income units whether developed in one stage or in two or more stages.

Minimum Percentage of Low &

Percentage of Market

<u>Moderate Income Units Completed</u>	<u>Housing Units Completed</u>
0	25
10	25 + 1 unit
50	50
75	75
100	90

\_\_\_\_\_. **Control Period for Affordable Housing**

- (1) Any conveyance of a newly constructed low or moderate income sales unit shall contain the restrictive covenants and liens that are set forth in N.J.A.C. 5:80-26 et seq.

\_\_\_\_\_. **Administration of Affordable Housing Program**

- (1) Monroe Township is ultimately responsible for administering the affordable housing program, including affordability controls and the Affirmative Marketing Plan in accordance with the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et seq.
- (2) Monroe Township has delegated to the Housing Officer, this responsibility for administering the affordable housing program, including administering and enforcing the affordability controls and the Affirmative Marketing Plan of Monroe Township in accordance with the provisions of this sub-chapter, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et seq.
- (3) Subject to COAH approval, Monroe Township may contract with one or more administrative agents to administer some or all of the affordability controls and/or the Affirmative Marketing Plan in accordance with this sub-chapter, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et seq. If Monroe Township enters into such a contract, the Housing Officer shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).
- (4) The Township of Monroe Township intends for the Housing Officer to administer the sale and rental of all new affordable housing. The Housing Officer will also oversee and administer income qualification of low and moderate income households; place

income eligible households in low and moderate income units upon initial occupancy; place income eligible households in low and moderate income units as they become available during the period of affordability controls and enforce the terms of the required deed restrictions and mortgage loans. The Housing Officer will specifically administer and implement:

- (a) An administrative plan and program, and related monitoring and reporting requirements as outlined in N.J.A.C. 5:80-26.15 et seq. and Chapter 108 of the Land Development Ordinances of the Township of Monroe Township.
  - (b) A plan for certifying and verifying the income of low and moderate income households as per N.J.A.C. 5:80-26.16.
  - (c) procedures to assure that low and moderate income units are initially sold or rented to eligible households and are thereafter similarly re-sold and re-rented during the period while there are affordability controls as per N.J.A.C. 5:80-26 et seq.
  - (d) The requirement that all newly constructed low and moderate-income sales or rental units contain deed restrictions with appropriate mortgage liens as set forth in Appendices in N.J.A.C. 5:80-26 et seq.
  - (e) The several sales/purchase options authorized under N.J.A.C. 5:80-26 et seq. except that the Monroe Township retains the right to determine by resolution whether or not to prohibit, as authorized under N.J.A.C. 5:80-26 et seq., the exercise of the repayment option.
  - (f) The regulations determining 1) whether installed capital improvements will authorize an increase in the maximum sales price; and 2) which items of property may be included in the sales price as per N.J.A.C. 5:80-26.9.
- (5) The developers/owners of any inclusionary site shall be responsible for the administrative fee, affirmative marketing and advertising and such shall be a condition of Planning or Zoning Board approval.
  - (6) Monroe Township reserves the right to replace Housing Officer with another municipal authority or other agency authorized by COAH to carry out the administrative processes outlined above.

#### **\_\_\_\_\_. Time Period For Controls**

- (1) Newly constructed low and moderate income “rental” units shall remain affordable to low and moderate income households for a period of 30 years.

- (2) Newly constructed low and moderate income “for sale” units shall remain affordable to low and moderate income households for a period of 30 years.
- (3) Rehabilitated owner-occupied single family housing units that are improved to code standard shall be subject to affordability controls for 10 years.
- (4) Rehabilitated renter-occupied housing units that are improved to code standard shall be subject to affordability controls for at least 10 years.
- (5) Housing units created through conversion of a non-residential structure shall be considered a new housing unit and shall be subject to affordability controls for new housing units as designated in items 1 and 2 above.
- (6) Affordability controls on accessory apartments shall be for a period of 30 years.
- (7) Affordability controls for units in alternative living arrangements shall be for a period of 30 years.
- (8) Affordability controls on buy-down units shall be for a period of 30 years.

#### \_\_\_\_\_. **Selection of Occupants of Affordable Units**

- (1) The administrative agent shall use a random selection process to select occupants of low and moderate-income housing.
- (2) A waiting list of all eligible candidates will be maintained in accordance with the provisions contained in N.J.A.C. 5:80-26 et seq.

#### \_\_\_\_\_. **Affirmative Marketing Plan**

- (1) In accordance with the regulations of COAH pursuant to N.J.A.C. 5:94 et seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et seq., Monroe Township adopted an Affirmative Marketing Plan.
- (2) All affordable housing units shall be marketed in accordance with the provisions therein.
- (3) The Township of Monroe Township has a Third Round Growth Share obligation. This subsection shall apply to all developments that contain proposed low and moderate income units and any future development that may occur.
- (4) In implementing the marketing program, the administrative agent shall undertake all of the following strategies:

- Publication of one advertisement in a newspaper of general circulation within the housing region.
  - Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
  - At least one additional regional marketing strategy using one of the other sources listed below.
- (5) The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The affirmative marketing plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the Monroe Township is located and covers the period of deed restriction. The Township of Monroe is in the housing region consisting of Hunterdon, Middlesex and Somerset Counties. The affirmative marketing program is a continuing program and shall meet the following requirements:
- (a) All newspaper articles, announcements and requests for applications for low and moderate-income units shall appear in the following daily regional newspaper/publications:
- Home News Tribune
- Courier News
- (b) The primary marketing shall take the form of at least one press release sent to the above publication and a paid display advertisement in the above newspaper. Additional advertising and publicity shall be on an “as needed” basis. The advertisement shall include a description of the:
- i. Location of the units;
  - ii. Direction of the units;
  - iii. Range of prices for the units;
  - iv. Size, as measured in bedrooms, of units;
  - v. Maximum income permitted to qualify for the units;

- vi. Location of applications;
  - vii. Business hours when interested households may obtain an application and;
  - viii. Application fees, if any.
- (c) All newspaper articles, announcements and requests for applications for low and moderate income housing shall appear in the following neighborhood oriented weekly newspaper within the region:
- Cranbury Press
  - South Brunswick Post
  - Princeton Packet
- (d) The following regional cable television station shall be used:
- Comcast
- (e) The following is the location of applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program:
- Monroe Township Municipal Building
  - Monroe Township Municipal Library
  - Monroe Township Senior Center
- (g) Quarterly flyers and applications.
- i. Quarterly flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:
    - Hunterdon County Board of Realtors
    - Middlesex County Board of Realtors
    - Somerset County Board of Realtors
  - ii. Applications shall be mailed to prospective applicants upon request.
  - iii. Additionally, quarterly informational circulars and applications

shall be sent to the chief administrative employees of each of the following agencies in the counties of Hunterdon, Middlesex, and Somerset:

Welfare or Social Service Board

Rental Assistance Office (local office of DCA)

Office on Aging

Housing Agency or Authority

Library

Area Community Action Agencies

- (h) A random selection method to select occupants of low and moderate income housing will be used by the Housing Officer in conformance with N.J.A.C.5:80-26.16(l).
  - i. The Housing Officer will administer the program. The Housing Officer has the responsibility to income qualify low and moderate income households; to place income eligible households in low and moderate income units upon initial occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to low and moderate income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26. The Housing Officer shall provide counseling services to low and moderate income applicants on subject such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law.
  - ii. All developers of low and moderate income housing units shall be required to assist in the marketing of the affordable units in their respective developments.
  - iii. The marketing program shall commence at least 120 days before the issuance of either temporary or permanent certificates of occupancy. The marketing program shall continue until all low income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy of units continues to be necessary.
  - iv. The Housing Officer will comply with monitoring and reporting requirements as per N.J.A.C.5:80-26.



\_\_\_\_\_. **Adaptable and Accessible Units**

- (1) The first floor of all townhouse dwelling units and of all other multistory dwelling units which are affordable to low or moderate households shall be subject to the technical design standards of the Barrier Free Subcode (N.J.A.C.5:23-7).
- (2) Each affordable townhouse unit or other affordable multistory dwelling unit that is attached to at least one other dwelling unit shall have the following features:
  - i. An adaptable toilet and bathing facility on the first floor;
  - ii. An adaptable kitchen on the first floor;
  - iii. An accessible route of travel;
    - (a) An interior accessible route of travel shall not be required between stories.
  - iv. An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
  - v. Accessible entranceways.
    - (a) The developer shall provide an accessible entranceway as set forth at P.L.2005, c. 350(C.52:27D-3IIa et seq.) and the Barrier Free Subcode (N.J.A.C. 5:23-7) for each affordable townhouse unit or other affordable multistory dwelling unit and is attached to at least one other dwelling unit; or
    - (b) The developer shall provide funds sufficient to make 10% of the adaptable entrances in the development accessible as set forth at P.O.2005,c. 350(C.52:27D-3IIa et seq.) and the Barrier Free Subcode (N.J.A.C. 5:23-7).
  - vi. The developer of the project shall submit a conversion plan indicating the steps necessary to convert the unit from being adaptable to accessible. Said plan shall be submitted at the time of issuance of a building permit. This was recommended by \*\*\*\*\* - it is a plan that a developer should easily be able to provide since, as an adaptable unit, all items in the plan should have been previously considered.
  - vii. Where the developer will provide funds sufficient to make 10% of the adaptable entrances in the development accessible, the developer of the project shall submit the following to the Monroe Township, at the time of issuance of the building permit, in order to determine the required funds:

- (a) Funds sufficient to make 10% of the adaptable entrances in the development accessible; and
  - (b) A cost estimate for conversion of 10% of the adaptable entrances in the development to accessible.
- viii. In the case of an affordable unit or units which are constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed by the Monroe Township.